

5 Nougat Crescent, Yalyalup

Spacious Family Living with a Fresh New Feel in Yalyalup

If you're looking for a spacious family home with room for everyone to spread out, 5 Nougat Crescent deserves your attention. Set on a generous 626sqm block in the popular Yalyalup community, this well-designed four-bedroom, two-bathroom home offers multiple living areas, ducted air conditioning and a fantastic outdoor entertaining space, all less than 450m from Georgiana Molloy Anglican School and just 4km from the Busselton CBD. With fresh paint, new carpets and a garden makeover, there's plenty to love, whether you're settling in with the family or securing a quality investment.

Property Features:

Generous 626sqm block with refreshed gardens, less than 450m to Georgiana Molloy Anglican School and 4km to the Busselton CBD
Four bedrooms, two bathrooms including a master ensuite, and two toilets
Freshly painted interior & exterior, new carpets and timber flooring to the open plan kitchen, living and dining area
Theatre room and activity room
Kitchen with island bench, gas cooktop, electric oven, dishwasher, double sink and built-in pantry

4 2 2

FOR SALE
Offers Above $899,000

VIEW
Sat 21st Nov @ 1:45PM - 2:15PM

AGENTS
Jeremy Lloyd
0414 651 458
jeremy.lloyd@ljhsouthwest.com.au

AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Ducted air conditioning, ceiling insulation and natural gas connection
Timber-decked alfresco, approximately 6m x 3m, and a double garage with brick and Colorbond construction, built in 2008
Step inside and the open plan kitchen, dining and living area is the heart of the home, with timber flooring adding warmth to this generous everyday space. Sliding doors connect the living area to the alfresco, so it's easy to move between indoor comfort and relaxed entertaining.

The kitchen has everything you need for day-to-day cooking, with an island bench, a gas cooktop, an electric oven, a dishwasher, a double sink, a tiled splashback and a built-in pantry. It's a great spot to gather around the bench while dinner is underway.

And when everyone needs their own space? This home has that covered too. A theatre room is the perfect spot for movie nights or watching the footy, while the activity room offers flexibility for a children's playroom, study zone or second sitting area. With two living areas as well, it suits growing families particularly well.

The king-sized master bedroom is a comfortable retreat, with his and hers walk-in robes, ducted air conditioning and a private ensuite with a shower, vanity and separate toilet. The three additional bedrooms are all queen-sized, each with built-in robes, new carpet, blinds and ducted air conditioning. The family bathroom includes a separate bath and shower, and the laundry has its own toilet for everyday convenience.

But it's outside where you'll want to spend your weekends!

The timber-decked alfresco, approximately 6m x 3m, is a great space to fire up the barbecue, enjoy a weekend breakfast or sit back with friends on a warm South West evening. The refreshed gardens bring a fresh feel to the outdoor areas, with reticulation helping with maintenance and plenty of space for children to play and pets to enjoy. The double garage provides practical, secure parking.

Location is another big part of the appeal. You're less than 450m from Georgiana Molloy Anglican School and just 4km from the Busselton CBD, with its cafés, restaurants, shopping and everyday essentials. Spend your weekends on the shores of Geographe Bay, strolling along the Busselton Jetty or exploring the wineries, beaches and attractions that make the South West such a special place to call home.

Whether you're a growing family wanting space, a couple who loves to entertain, or an investor looking for a quality home in a popular suburb, 5 Nougat Crescent brings together the space, comfort and lifestyle that so many buyers are searching for.

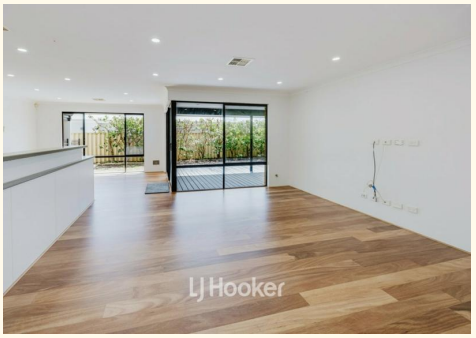
Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 today!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

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MORE DETAILS

Property ID	1BKSHND
Property Type	House
Land Area	626 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Floorboards
	Built-in-Robes
	Remote Garage







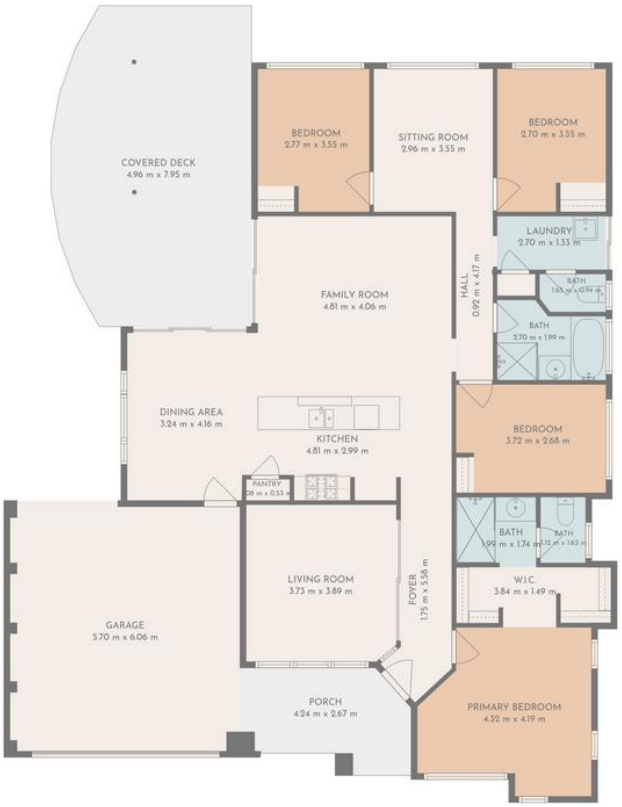




Jeremy Lloyd 0414 651 458
Sales Consultant â€“ Busselton | jeremy.lloyd@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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TOTAL: 154 m2
1st floor: 154 m2
EXCLUDED AREAS: COVERED DECK: 36 m2, PORCH: 10 m2, GARAGE: 35 m2,
WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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