

50 Almond Parkway, Yalyalup

Premium Parkfront Living in Former Display Home

Warm, welcoming and perfectly aligned to the family lifestyle of the South West, this beautifully built 2010 brick and colorbond residence in the tranquil suburb of Yalyalup delivers spacious, modern living with effortless access to nature, schools and coastal haven. Ideal for families seeking room to grow or investors targeting quality in a top-growth pocket, this home ticks every box.

- Large 756 m² block
- 4 bedrooms, 2 bathrooms
- Display Spec Home Built in 2010
- Climate-comfort features include ducted reverse-cycle air-conditioning throughout, natural gas connection plus insulation
- Outdoor lifestyle highlight: 3 4 m alfresco and 3 3 m gazebo amid easy-care gardens
- Double garage, solar panels with inverter, exposed aggregate

Step inside to discover a flowing interior where tile floors extend across the generous family and dining areas, and large windows frame green vistas of the yard. The kitchen is a standout centrepiece - 20 mm stone benchtops, 900mm induction cooktop and electric oven, rangehood, double fridge recess and built-in pantry create a chef-ready space designed for both everyday life and entertaining. The

4 2 2

FOR SALE
from \$1,050,000

AGENTS

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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.



laundry offers practical storage, tile flooring and easy access to the yard.

The master suite is a true retreat with king-size proportions, plush carpet underfoot, ducted air-conditioning, walk-in robe and a stylish ensuite featuring double vanity, shower and a closed-in toilet. The remaining three queen-sized bedrooms each feature built-in robes, ducted air-conditioning and blinds, and are carpeted for comfort. The main bathroom services these rooms with a shower, bath, single vanity and closed-in toilet set on tiled floors.

Outside, the home delivers low-maintenance gardens with reticulation, while the alfresco area and gazebo invite relaxed weekends, entertaining friends or simply soaking up the South West lifestyle. Solar panels with inverter reduce running costs and add to the appeal of this smart home.

This stunning ex-display home located in the heart of Provence Yalyalup is sure to impress with its amazing lake/park views - a family-friendly suburb of Busselton just minutes from the coast. You'll enjoy proximity to quality schools such as Georgiana Molloy Anglican School and a strong sense of community set in an environment of green parks and sweeping open space.

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.

MORE DETAILS

Property ID	18UCHND
Property Type	House
Land Area	756 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Alarm
	Deck
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

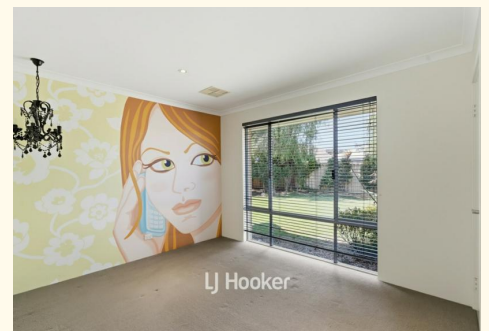
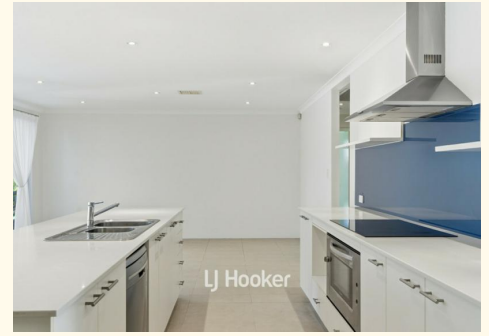
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FLOOR PLAN

HOUSE	: 209.58m ²
GARAGE	: 35.15m ²
VERANDAH	: 12.97m ²
ALFRESCO	: 18.18m ²
TOTAL	: 276.88m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

