



## Yalyalup, 6 Antibes Way

Immaculate 3-Bedroom, 2-Bathroom Home with Smart Design and Prime Location

This stylish and practical home offers the perfect blend of comfort, convenience, and low-maintenance living, ideal for busy families, FIFO workers, and anyone looking to enjoy an easy lifestyle. Situated in a prime location near schools, shopping, sports facilities, and the beach, this home offers a lifestyle that truly has it all.

### Property Features:

- \* Sustainable Living: 6.6kW solar system with a 5kW inverter (installed November 2020), ensuring energy efficiency with a 30-year warranty.
- \* Large Garage: 28c garage that comfortably fits a 4WD vehicle.
- \* Open-Plan Living: Raised ceilings in the main living space create an airy, expansive feel.
- \* Outdoor Entertaining: Built-in patio area, perfect for hosting or relaxing in the fresh air.
- \* Side Access: Convenient access for a small car, trailer, or boat.
- \* Cooling Comfort: Reverse cycle air conditioning in both the master bedroom (app or



**For Sale**  
Offers From \$630,000

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[ljhooker.com.au/176AHND](http://ljhooker.com.au/176AHND)

**Contact**  
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**Disclaimer:** 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.

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**(08) 9791 6880**

remote-controlled) and the main living area (remote-controlled).

- \* Gourmet Kitchen: 900mm oven, ideal for cooking family meals or entertaining guests.
- \* Relaxing Bedrooms: Ceiling fans with integrated lighting in minor bedrooms.
- \* Easy-Care Exterior: Fake lawn at the front and low-maintenance gardens throughout.
- \* Lock-and-Leave Convenience: A fully paved backyard and minimal upkeep make this the perfect lock-and-leave home.

Prime Location:

- \* Nearby Schools: Just a short drive to Georgiana Molloy Anglican School, Kindy - Year 12, providing a quality education for students.
- \* Beach Access: A short drive to the beach, ideal for weekend relaxation and outdoor activities.
- \* Town Centre: Close to the town centre for all your shopping, dining, and entertainment needs.
- \* Sporting Grounds: Nearby sporting facilities, great for active families and sports enthusiasts.
- \* Airport Convenience: Perfect for FIFO workers, with easy access to the airport for a stress-free commute.

Designed in neutral contemporary tones, this home offers both style and practicality, ready to suit any lifestyle.

Don't miss your chance to view this move-in-ready property in an unbeatable location!

Call Karen Kemp today on - 0417 178 098

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 About this Property

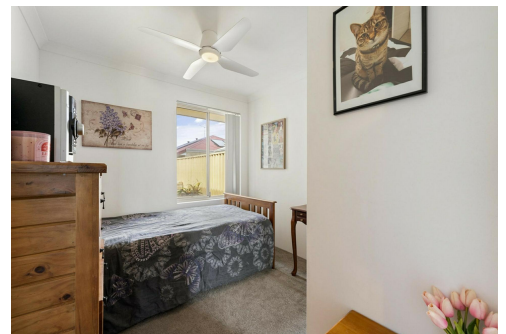
<b>Property ID</b>	176AHND
<b>Property Type</b>	House
<b>House Size</b>	99 m2
<b>Land Area</b>	300 m2

**Karen Kemp 0417 178 098**

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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