



62 Santons Approach, Yalyalup

Immaculate Family Entertainer with Multiple Living Areas, Shed & Solar

This stunning, move-in-ready home offers the ultimate in family living with an exceptional layout, stylish finishes, and versatile spaces throughout. Designed for comfort and entertaining, every detail has been thoughtfully considered to suit modern lifestyles.

At the front of the home, you'll find a welcoming lounge/study, alongside a spacious master suite featuring a walk-in robe and private ensuite. The heart of the home is the expansive open-plan living, kitchen, and dining area - perfect for everyday living and entertaining guests.

The kitchen is a standout feature, boasting extensive bench and cupboard space, a large island, and a walk-in butler's pantry for added functionality. A separate theatre room offers the perfect space to unwind, while a dedicated kids' activity zone adds extra flexibility for families.

Three generously sized minor bedrooms each include built-in robes and are serviced by a well-appointed central bathroom. The home also includes a large laundry with ample linen storage and split

4 2 2

FOR SALE

Offers Above \$945,000

AGENTS

Aidan Fraser

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AGENCY

LJ Hooker Property South West WA

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system air conditioning throughout for year-round comfort. Step outside to the oversized alfresco area, ideal for outdoor dining and entertaining, surrounded by beautifully landscaped gardens. A powered 8x5m shed adds valuable storage or workspace, and solar panels provide energy efficiency and savings.

Key Features:

- Immaculate presentation with multiple living zones
- Front living room/study
- Master suite with walk-in robe and ensuite
- Large open-plan living, kitchen & dining area
- Kitchen with butler's pantry and extensive storage
- Theatre room & kids' activity area
- 3 additional bedrooms with built-in robes
- Split system air conditioning throughout
- Large laundry with plenty of linen storage
- Extra-large alfresco & beautifully landscaped yard
- Powered 8x5m shed (approx.)
- Solar panels for energy efficiency

This exceptional home is ideal for families seeking space, style, and functionality - all in one beautifully presented package.

- Please note there is NO plumbing in the salon*

Call Aidan Fraser Today On 0437 195 730

MORE DETAILS

Property ID	18DAHND
Property Type	House
House Size	239 m2
Land Area	720 m2
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Remote Garage Solar Panels

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TOTAL: 253 m2

FLOOR 1: 253 m2

EXCLUDED AREAS: PORCH: 10 m2, COVERED PATIO: 47 m2

WALLS: 13 m2



Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.

