



Yalyalup, 68 Joseph Drive

Exceptional Family Living in an Exclusive Estate —Your Dream Home Awaits!

Located in an exclusive family orientated estate is this exceptional property that is ideal for family gatherings and daily life. This beautifully crafted HIA Award-winning design home features high-quality finishes and a functional layout to suit all your needs.

KITCHEN

- * Laminate bench tops
- * 900mm electric oven
- * 5-burner gas cooktop
- * Integrated stainless steel rangehood
- * Dishwasher
- * Wide fridge recess —plumbed
- * Overhead cabinetry
- * Built-in pantry



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.



For Sale
Offers From \$700,000

View
ljhooker.com.au/171SHND

Contact
Karen Kemp
0417 178 098
karen.kemp@ljhsouthwest.com.au

LJ Hooker Property South West WA
(08) 9791 6880

- * Spacious drawers and cupboards for ample storage

LIVING

- * Open plan central living area
- * Flooring is vinyl planking (4.5mm) throughout the entire home - ideal for allergy sufferers
- * Reverse cycle air conditioning
- * Ceiling fans for year-round comfort

BEDROOMS & BATHROOMS

- * 4 spacious bedrooms
- * 2 modern bathrooms
- * 2 toilets for convenience
- * 4-door robes in the minor bedrooms
- * Walk-in robe to the master bedroom, with a private ensuite and separate toilet
- * Ceiling fans in all bedrooms
- * Full height tiling in both the bathroom, ensuite and toilets

LAUNDRY

- * 3-door linen cupboard for storage
- * Additional linen space/cupboard
- * Broom cupboard for convenience

ADDITIONAL FEATURES

- * Internal access from the double garage
- * Double automated sectional door to the garage
- * Fully fenced property with lockable aluminium slatted gate for added privacy
- * Feature cornice throughout for a sophisticated touch
- * Security screen and flyscreen doors at both the front and rear
- * Timber shutters to the front elevation
- * Roller blinds throughout the rest of the home

ALFRESCO

- * Paved outdoor space perfect for entertaining
- * Ceiling fan for added comfort on warm days

OUTDOORS

- * Garden beds reticulation for easy maintenance
- * Synthetic lawn in both the front and rear yards for a lush, low-maintenance landscape

This home offers a rare "lock and leave" lifestyle, combining comfort, style, and practical family living. Ideally located within walking distance of open parkland and scenic waterways, and in close proximity to both primary and secondary schooling at Georgiana Molloy Anglican School - it's perfect for a variety of lifestyles.

Whether you're seeking a holiday home, a base for FIFO work, or a family residence, this property is an ideal choice. Don't miss the opportunity to make this your forever home!

To arrange your private inspection or for further information, please contact Karen Kemp on 0417 178 098.



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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

Property ID	171SHND
Property Type	House
Land Area	405 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

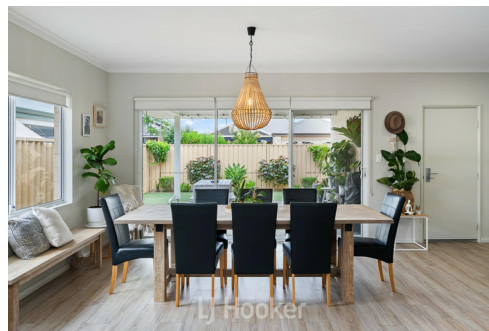
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68 Joseph Drive, Yalyalyup, WA 6280



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.



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