



Yalyalup, 7 Marseilles Drive

Spacious & Feature-Packed Family Home in Provence!

Welcome to your dream home in the desirable suburb of Provence - situated on a large 698m² boasting a north-facing backyard, unrestricted side access and 5x7m (approx.) shed, perfect for year-round enjoyment.

Energy Efficient & Outdoor Ready

- * 18-panel 5kW solar system
- * Fully reticulated gardens
- * 5m x 7m (approx.) shed, powered and ready for your projects
- * Unrestricted side access for convenience

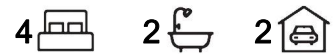
Extra Spacious Garage & Access

- * Double garage with extra height clearance

Luxury & Comfort Throughout



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 Over \$850,000

View

ljhooker.com.au/17VZHND

Contact

Aidan Fraser

0437 195 730

aidan.fraser@ljhsouthwest.com.au

LJ Hooker Property South West WA
(08) 9791 6880

- * Downlights throughout the home
- * Ducted reverse cycle air conditioning
- * Vinyl plank flooring across main living areas

Entertainment Ready

- * Dedicated theatre room equipped with fully wired projector

Master Suite & Bedrooms

- * Master bedroom located at the front, complete with:
 - * Ensuite
 - * Double vanity
 - * Walk-in robe
 - * Ceiling fan
- * 3 minor bedrooms all featuring double robes and ceiling fans

Chef's Kitchen

- * Large kitchen with stone benchtops, scullery & plumbed fridge

Family Friendly Spaces

- * Separate kids' activity room

This beautifully appointed home offers everything you need for a comfortable and modern lifestyle. With attention to detail in every corner, it's ready for you to move in and make it your own.

For further information or to arrange a private inspection, contact Aidan Fraser on 0437 195 730.

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	17VZHND
Property Type	House
House Size	201 m2
Land Area	698 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

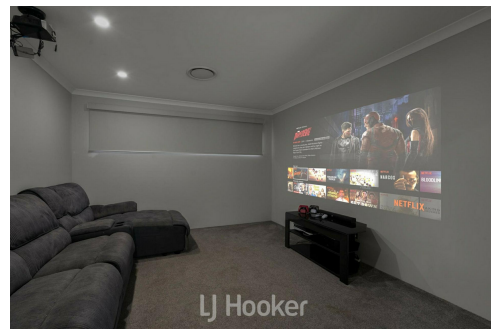
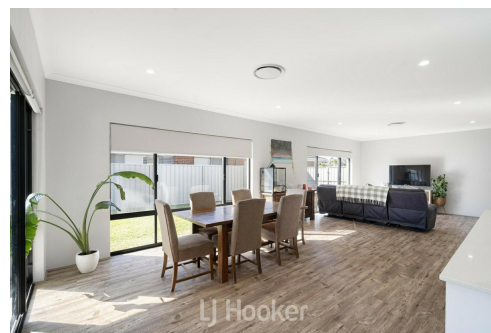
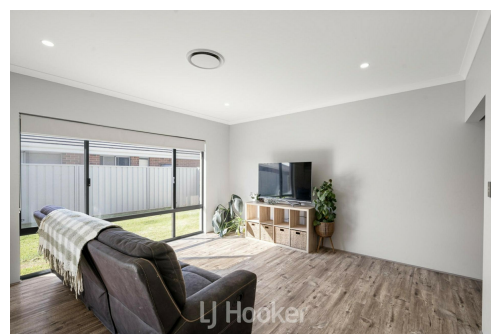
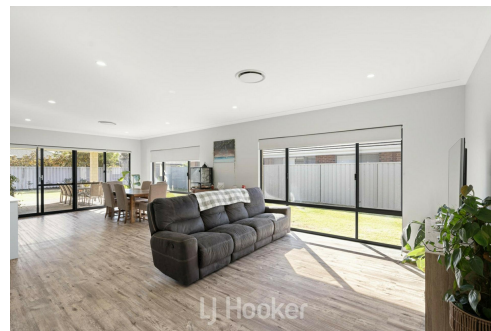
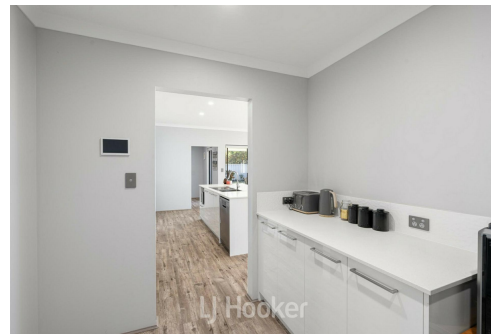
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130 Victoria Street, BUNBURY WA 6230

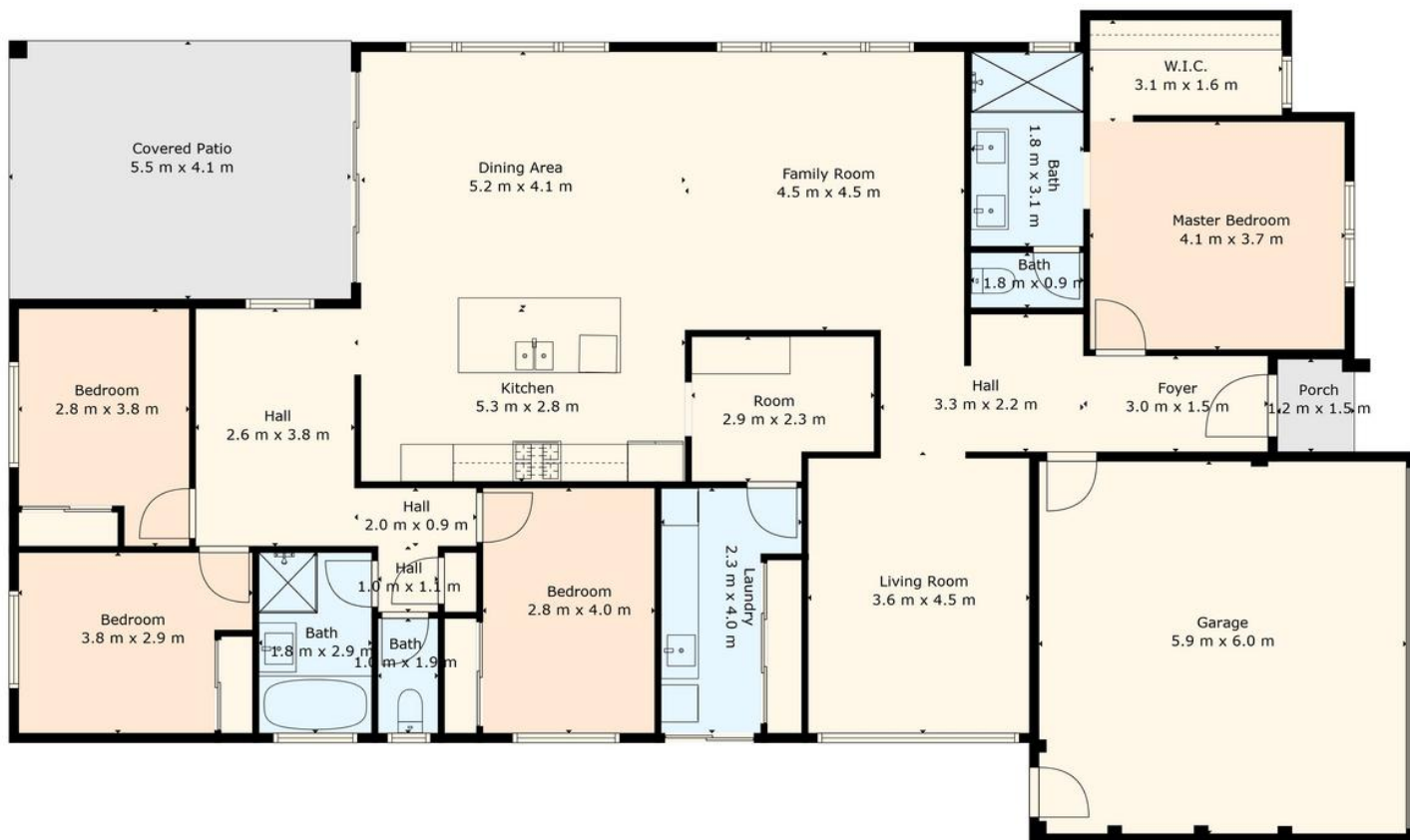
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TOTAL: 187 m²
FLOOR 1: 187 m²

EXCLUDED AREAS: GARAGE: 36 m², PORCH: 2 m², COVERED PATIO: 23 m²

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



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