







8 Matisse Way, Yalyalup

Space, Comfort & Lifestyle in Yalyalup!

Step inside and discover a home that delivers on space, comfort and versatility! Offering a fantastic combination of modern conveniences, multiple living areas and impressive outdoor entertaining options, this Yalyalup property is sure to tick plenty of boxes for a range of buyers.

KITCHEN
- Stainless steel appliances
- Dishwasher
- Five-burner gas cooktop
- 900mm oven
- Stylish stone-look benchtops
- Ample preparation and storage space

THEATRE/ LIVING/ DINING
- Open-plan living and dining area
- Timber-look floorboards
- Reverse-cycle air conditioning
- Separate carpeted theatre room
- Plantation shutters

MASTER BEDROOM & ENSUITE
- Ceiling fan

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FOR SALE
Offers From $875,000

VIEW
By Appointment

AGENTS
Karen Kemp
0417 178 098
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AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

- Carpeted flooring
- Plantation shutters
- Reverse-cycle air conditioning
- Direct access to the second alfresco area
- Ensuite featuring double vanity
- Ample ensuite storage
- Heat lamp

SECONDARY BEDROOMS
- Ceiling fans to all bedrooms
- Carpeted flooring

MAIN BATHROOM & LAUNDRY
- Double vanity
- Generous laundry space
- Practical layout with ample room

OUTDOOR & ALFRESCO
- Two separate alfresco entertaining areas
- Aggregate concrete
- Ceiling fan to alfresco area
- Established gardens
- Small garden shed

ADDITIONAL FEATURES
- 5 x 300W solar panels with 2kW inverter
- Quantum heat pump hot water system
- Reverse cycle ducted air conditioning throughout the entire home, including the bedrooms
- Convenient side access
- Wide entrance access
- Double vanity to both the main bathroom and ensuite
- Two alfresco areas providing additional outdoor living options
- 3 Bedroom, 2 bathroom with office/study/ 4th bedroom potential

With so much on offer, from the spacious interiors and multiple living zones to the fantastic outdoor entertaining spaces, convenient side access and energy-conscious features, this home is packed with extras designed to make everyday living that little bit easier.
Whether you're looking for room for the family, space to entertain or those added extras that make a house feel like home, this Yalyalup property is definitely one to put on your inspection list!
A fantastic combination of space, comfort and lifestyle —don't miss your opportunity to make this one yours!

For all enquiries please contact 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.

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MORE DETAILS

Property ID	1BRPHND
Property Type	House
Land Area	595 m2

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Total: 191 m2
1st Floor: 191 m2
Excluded Areas: Garage: 34 M2, Covered Deck: 18 M2, Porch: 9 M2,
Covered Patio: 16 M2, Patio: 9 M2, Carport: 21 M2,
Walls: 13 m2

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