






9 Cassis Way, Yalyalup

## Don't Miss This Smart 3-Bedroom Home in Yalyalup

Welcome to this stylish and comfortable family home designed for modern living. Perfect for those seeking low-maintenance ease without sacrificing quality, this 3-bedroom, 2-bathroom residence offers an attractive lifestyle close to local parks and amenities.

- 322 sqm block
- 3 generous bedrooms, 2 bathrooms including ensuite with heated towel rails
- Features include stone kitchen benchtop, vinyl plank flooring, carpeted bedrooms
- Climate comforts with split system air conditioning and natural gas bayonet outside for BBQ
- Semi-Enclosed 4x3m alfresco area with retractable blinds for year-round outdoor entertainment
- Double garage with remote access and solar panels with inverter for energy efficiency
- Whole House Water Filter System

Inside, the home boasts a modern kitchen with an electric oven, gas cooktop and a roomy walk-in pantry, all set against easy-to-clean vinyl plank floors. The master suite is a restful retreat with a walk-in robe, split system air conditioning, and carpeted floors. Both bathrooms are

3  2  2 

**FOR SALE**  
From \$779,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.

 **LJ Hooker**

tiled and feature quality fittings including shower screens and heated towel rails for a touch of luxury.

Outdoors, the semi-enclosed alfresco is perfect for entertaining or relaxing in privacy throughout the seasons. The backyard offers secure fencing and a natural gas bayonet ready for summer BBQs, while side access makes it easy to store a small trailer or boat. Nestled in Yalyalup, the property is just a short drive from local parks and a quality private school. Busselton's renowned beaches and the vibrant town centre are less than 10 minutes away by car, making this location ideal for families or professionals seeking a balanced lifestyle.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 today!

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 DETAILS

Property ID	1AF0HND
Property Type	House
House Size	177.04 m2
Land Area	322 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Remote Garage
	Solar Panels

**Jeremy Lloyd 0414 651 458**

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## 9 Cassis Way, Yalyalup WA 6280



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

