



## Yallingup, 18 The Dell Retreat

### HIDDEN TREASURE

This brilliant custom designed craftsman built 4 bedroom, 2 bathroom gem is situated perfectly in the centre of the gently sloping elevated & semi cleared bush block in stunning Hidden Valley, Yallingup.

#### FEATURES INCLUDE:

- The home features classic high ceilings combined with timber flooring, crafted jarrah windows, door frames, cupboards & feature bench tops that create a stunning rural theme.
- The light filled Country style kitchen is highlighted with quality appliances that ideally links to the 2 separated outdoor areas, perfect for entertaining.
- The soaring skillion roof lines are set against a stunning canvas of ancient & towering South West hardwoods with the elevated abode blending into the tree top canopy offering stunning rural valley vistas that can not be lost from living areas, bedrooms & the expansive entertaining deck.
- The large open plan living area & lounge also opens onto the main entertaining deck &



LAND 1.01 ha

#### For Sale

Offers From \$1,650,000

#### Contact

**Garry Morris**

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**LJ Hooker Property South West WA**  
(08) 9791 6880

**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.



cleverly links the 2 levels. There are 2 generous bedrooms both with ample robe space serviced by an enormous well appointed bathroom & laundry area on this level.

- Head downstairs to the huge master bedroom also featuring high ceilings, where a huge walk through robe leads to a luxury ensuite with this bedroom having direct access to its own private balcony. The large 4th bedroom completes this level.
- The solar passive design soaks up the rays, along with the 7.2kw solar system with a 13.5kWh battery storage that minimises the bills, as does the automatic sub soil grey water reticulation system that feeds the landscaped lawns & mature flowering natives. There is even an abundant rain water supply plus backup tank with ancillary shed.
- Currently used as a short term holiday rental showing strong returns, continue to use the property as is or make the property your permanent home or personal holiday home.
- This little treasure is the perfect blend of a modern designed home that allows you to live in complete style on this easily maintained rural block. Only 5 minutes to Smiths Beach & in close proximity to surf breaks & tourist attractions.

For more information on this fantastic opportunity, contact exclusive agent Garry Morris on 0417 964 823!

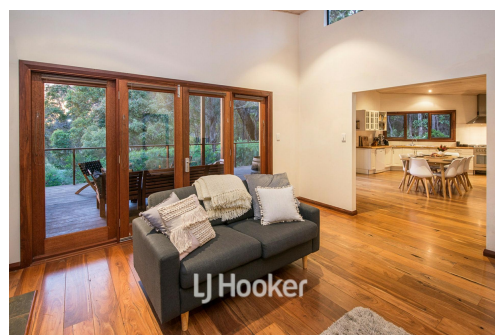
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## More About this Property

Property ID	16V1HND
Property Type	Lifestyle
Land Area	1.01 ha
Including	Ensuite Toilets (2) Floorboards

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