

12 Garrigue Gardens, Yalyalup, WA 6280



House For Sale

Sunday, 24 March 2024

12 Garrigue Gardens, Yalyalup, WA 6280

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 612 m2

Type: House



Ben Lloyd

0897916880

From \$770,000

Nestled in the heart of Provenance, this stunning residence offers the perfect blend of quality, functionality, and style. With standout features that cater to every aspect of modern family living, this home is sure to impress even the most discerning buyers.

Standout Features:

- 5 Bedrooms with Terrific Floor Plan:** With the master suite and main living areas at the front of the home and minor bedrooms discreetly positioned towards the rear, this intelligently designed floor plan ensures both privacy and connectivity for the entire family.
- Generous 22m Frontage with Side Access:** Making a statement from the moment you arrive, this property offers ample space for parking and maneuvering, ideal for storing a caravan or boat.
- Bespoke Kitchen:** Meticulously crafted for warmth and sophistication, this space offers a sense of home and elegance. Featuring ample storage, island benchtop, and a large pantry, it's as functional as it is stylish. Complete with a gas cooktop, dishwasher and oven for culinary convenience.
- Outstanding theatre room** is an ideal hideaway or second living complete with double door entry.
- Pool and Lawn Area:** The ultimate outdoor oasis, perfect for entertaining and keeping the family cool during those hot South West summer days.
- Alfresco Area:** An inviting space for outdoor dining and relaxation, ideal for hosting gatherings and creating lasting memories.
- Solar Offset:** Enjoy peace of mind with solar offset, contributing to sustainability and cost savings. Comfort all year round with a Reverse Cycle A/C in the main living.

Added Features:

- Walking Distance to Provenance Estate's Parks and Gardens:** Enjoy the convenience of nearby green spaces for leisurely strolls and outdoor activities.
- Only 10 Minutes to Busselton CBD:** Easy access to the bustling city center for shopping, dining, and entertainment.
- Exclusive Proximity to Georgiana Molloy Private School:** Located just a stone's throw away from the prestigious Georgiana Molloy Private School, offering an exclusive educational opportunity for your family.
- Reticulated Lawns and Gardens:** Low-maintenance landscaping ensures a lush and vibrant outdoor space with minimal effort.

From the bespoke kitchen to the inviting alfresco area and everything in between, this home has been crafted with the utmost attention to detail and quality. Don't miss your chance to make this stunning sanctuary your own. Contact us today to arrange a viewing and experience the epitome of modern family living in Busselton.