

18 Durance Way, Yalyalup, WA 6280

Sold House

Monday, 14 August 2023

RayWhite

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 630 m2

Type: House



Jason Cooper

Contact agent

Welcome to 18 Durance Way, Yalyalup. Situated in the highly popular picturesque estate of Provence this stunning family residence delivers large modern family living on a generous 630m² block. Surrounded by stunning established parklands, playgrounds and walking/cycling paths the property is conveniently close to Georgiana Molloy Anglican School, a variety of sporting fields plus the gourmet delights of the Western Growers Fresh Market. The property is also just minutes from the Busselton CBD with easy access to Bunbury and the Margaret River region. From the street frontage the home boasts a classic contemporary façade with a driveway that leads to the triple garage which features space for two cars plus additional entry for a small third vehicle. The triple garage would also accommodate storage space or a small workshop while direct access to the backyard via a small roller door provides a hard area for a small trailable vehicle. Stepping inside through the grand entry you will be greeted by generous living spaces and a floor plan that is abundant in functionality. Offering the perfect family lifestyle, the whole family will love this home. At the heart of the home is a stunning sleek modern gourmet kitchen. The home chef will love the highly desirable features including two ovens, a double fridge recess, double sink, filtered water and an abundance of storage. The centralised island kitchen bench overlooks the spacious open plan living area that connects to the alfresco. Relaxing in the alfresco, enjoy views of the low maintenance backyard with plenty of lawn for play and pets. The large family home also boasts an abundance of living areas! The sizable office features a big storage cupboard and is ideal for working from home but could also function as 5th bedroom. The spacious theatre room is private with an internal sliding door while the open plan living and kitchen can be separated from the front of the home. Towards the rear of the home and accompanying the minor bedrooms is a playroom/second lounge area which has direct access to the alfresco. The accommodation features a large master suite towards the front of the home with a beautiful ensuite and big WIR. To the rear of the home there are three great sized minor bedrooms with BIR's and a delightful main bathroom with a deep bath. Don't let this beauty pass without an inspection. Property Features • Sleek large gourmet kitchen with electric stove and two ovens • Exceptional living spaces including; activity room, theatre, study, and open plan living • Large private adults retreat with generous WIR and ensuite with double vanity • Triple garage accommodating two vehicles and a storeroom/workshop with rear access to a hard stand area and the backyard • Main bathroom with generous bath • Ducted airconditioning, ceiling fans, solar panels • Low maintenance gardens and rear yard • Currently leased \$650p/w (expires 20/1/2024) Proximity features (approx.) • Playground 180m • Georgiana Molloy Anglican School 1.3km • Sporting fields 2.8km • Western Growers Fresh 3.9km • Queen Street 5.7km • Busselton Jetty 6.7km • Busselton Golf Club 7.8km For further details please contact exclusive property consultant Jason Cooper today.