

**21 Blum Boulevard, Yalyalup, WA 6280**



**Sold House**

Saturday, 23 September 2023

21 Blum Boulevard, Yalyalup, WA 6280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2303 m2**

**Type: House**

**\$950,000**

Welcome to the serene and sought-after Willow Grove Estate, where you'll find the perfect home situated on a huge 2303m<sup>2</sup> block that blends comfort and space. Prepare to be amazed as you walk into this stunning residence, complete with a well-designed floor plan that will leave you feeling right at home. The spacious master suite boasts high ceilings, fan, TV point, walk-in robe, and an en-suite that features a double vanity, a large shower, and a separate W/C. If you need a craft room or to work from home, then the separate front study/office with double French doors is sure to make your work/projects easier. As you continue exploring the home, you'll find yourself in an open plan living area that flows seamlessly into the well-appointed kitchen with a breakfast bar, walk-in pantry, dishwasher, and plenty of storage space. Located opposite the kitchen is a generous sized games/theatre room for more fun and relaxation with access to the alfresco area through glass sliding doors. You'll find that both minor bedrooms have built-in robes, fans, and a shared main bathroom completed with shower, bath and vanity. Keeping cool is never an issue with reverse-cycle air conditioning and fans located everywhere in the house and you'll definitely appreciate the beautiful timber flooring throughout the home and utilise the additional attic storage space accessible via a fold-down ladder from the manhole. Step outside to the alfresco area where it is the perfect place to unwind and enjoy the beautiful backyard outlook complete with fans to keep you cool and refreshed. Enjoy your afternoons overlooking the picturesque backyard with pergola, a variety of fruit trees and chook pen at the rear of the block. The double carport offers convenient shopper's entrance, while the beautifully established gardens and lawns are reticulated from bore, making maintenance easy. Two 700Lt rainwater tanks ensure water is plentiful, and the sealed bitumen driveway with unobstructed side access to rear workshop is ideal for your day-to-day needs. There's also a 18x6m shed consisting of a 9mx6m powered workshop plus 3x6 carport and 6x6 undercover area for those who like to tinker with projects, need room for addition vehicles or need the extra storage. Last but not least, the 16 solar panels and solar HWS will ensure that your energy bills stay low. So what are you waiting for? Come and see this magnificent home in person to experience its true magic. Additional attributes include:

- Master bedroom with high ceilings, fan, TV point, walk-in robe, en-suite with large shower, double vanity, separate W/C
- Separate front study/office with double French doors
- Well-appointed kitchen with breakfast bar, dishwasher, 900mm gas cooktop, wall oven and grill, double fridge recess, walk-in pantry and ample storage space overlooking open plan living.
- Large separate games room with access to alfresco
- Bedrooms 2+3 generous sized with fans and built-in robes
- Main bathroom complimented with shower, vanity and bath
- Laundry with linen press and cupboard space
- Additional attic storage space from fold down ladder from manhole
- Reverse cycle split system air conditioning in living area
- Large alfresco and patio area for outdoor entertaining or relaxing
- Double carport with shopper's entrance
- Beautifully established gardens and lawns reticulated from bore and mains
- 2x 700Lt rainwater tanks off shed and large chook pen
- Variety of fruit trees
- Sealed bitumen driveway with unobstructed side access to rear workshop
- 9mx6m powered workshop plus 3x6 carport and 6x6 undercover area
- 16 Solar panels and solar HWS