

# 23 Savory Crescent, Yalyalup, WA 6280

ACTON **belle**  
PROPERTY

## House For Sale

Saturday, 11 May 2024

23 Savory Crescent, Yalyalup, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 615 m2**

**Type: House**



Vincent Marruffo

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## Express Sale

Express sale: all offers presented by 4th June 2024 (unless sold prior). Fantastic Dale Alcock built home with a wealth of features that will appeal. Great street appeal with gorgeous gardens featuring fragrant roses, magnolias, and gated side access to rear yard. This well-planned abode is perfect for modern families with welcoming hallway, spacious and private master suite located at the front with double robes and open plan ensuite with dual sinks and shower. The addition of a separate home theatre room with French doors is the perfect place to have movie nights with the family. The heart and soul of this home is the spacious and well-planned kitchen with breakfast bar incorporating family living/dining room, wood fireplace tucked in the corner keeping you warm over the winter months. Opening out to the oversized alfresco, taking in the tranquil garden vistas and spacious lawn area perfect for kid's activities and pets. Storage and convenience with a 6m x 3m shed tucked in the back corner, with the bonus of side access to park your boat, caravan, or jet ski. Separate wing features 3 well-proportioned bedrooms and second bathroom.

- Spacious lawns and gardens with reticulation
- Lovely limestone wall feature around the back gardens
- Soft close drawers in the kitchen with breakfast bar, overhead cupboards, dishwasher, 900mm oven, 5 burner gas stove, rangehood, LED lights and double pantry
- Double robes to master suite and spacious ensuite with dual sinks
- Built-in mirrored robes to the remaining double-sized bedrooms
- Home theatre with French doors
- Large family living and dining room overlooking alfresco
- Spacious and neutral main bathroom with shower, separate bath, mosaic tiling and plenty of bench/cupboard space
- Huge outdoor living with lovely paved alfresco
- Laundry and separate WC
- 6m x 3m shed for the toys
- Side access
- 8 x solar panels

Located close to a beautiful park, feature lake, local Georgiana Molloy Anglican College a 5 minute walk away and Busselton CBD a short drive away, take advantage of effortless South West living being on the doorstep to the Margaret River wine region. Well-planned homes in fantastic locations are rare, contact me today!