

**35 Dotterel Way, Yangebup, WA 6164**

**slp.**

**Sold House**

Friday, 29 March 2024

35 Dotterel Way, Yangebup, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Eddie Hally

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**\$690,000**

Stylish & elegant this 3 bedroom home sitting on a generous 700sqm block has been fitted out with a modern finish and everything is ready for next young family to come in and make it their own. Featuring spotted gum flooring and a beautiful solid Marri kitchen bench/breakfast bar that looks out into the large undercover entertaining area with cafe blinds and landscaped gardens. All 3 bedrooms are serviced by the main bathroom complete with shower vanity and bathtub. The home also comes with ducted evap a/c, instant gas hot water, a security alarm system and a cozy log fireplace. The great outdoor is perfect for kids and pets with loads of room to play on the lush reticulated lawn, set with a raised boundary vegie patch full with well established fruit trees like a blood orange, lemon and lime, mandarin and some avocado trees. There is a good sized garden shed plus a perfect spot for a fire pit area just behind it. Hopefully this sounds like your dream home, We look forward to seeing you at one of our upcoming home opens. The sellers chosen to market the property with a 'Presenting All Offers' strategy to avoid over or under price guiding the property value. They have instructed us to present all offers through the campaign for their consideration which allows them to get a good understanding of where genuine buyers are seeing value for the home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.