

**46 Almond Parkway, Yalyalup, WA 6280**



**Sold House**

Thursday, 10 August 2023

46 Almond Parkway, Yalyalup, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 735 m2**

**Type: House**



Richard Krikken  
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**\$865,000**

Welcome to 46 Almond Parkway Yalalayup! Situated in the ever popular Provence Estate, this stunning ex-display home is sure to impress with its amazing lake/park views, beautiful décor and well-designed floor plan. From the moment you set foot into this home you will be captivated with all this has to offer. Leading up to the front door you will pass through a lovely portico entry and beautiful decked front porch to a wide feature wood and glass door leading you into a spacious entry with a cloak room to the left and master bedroom to the right. The spacious master suite offers His and Hers walk in robes, sunbed overlooking the lake, large open plan bathroom with double vanity, large shower, separate W/C and finished with white plantation shutters on all the windows adding a nice warm ambience to the room. After the master bedroom you will find a dedicated office/study area with built-in cabinetry, providing the perfect setting for productivity and focus. Adjacent to the office is the huge theatre room with customised furniture and projector is ideal for those cosy movie nights with family or friends. The heart of the home revolves around the large open plan living area which is overlooked by the stylish kitchen which features beautiful stone bench tops, massive island bench with pendant lighting, plenty of cupboard space, 900mm stainless steel appliances and walk-in pantry. For those who enjoy entertaining guests with drinks there is also bar set up at the end of the living area. All three minor bedrooms in this home are generous sized and they come complete with built-in robes, ensuring that storage is never a concern. To ensure the kids are studying, there is a well-appointed study zone with large desk space and cupboards in the passage way. Directly off the kitchen through sliding doors is a lovely timber decked alfresco area where you can enjoy entertaining guests in the warmer weather or just relax in the sun. Fantastic road appeal with beautiful parkland and lake views are just an added bonus of this magnificent residence which is complimented by lovely, reticulated gardens and easy-care turf with aggregate concrete driveway and paths. With a well-considered floor plan and modern features, all you would need to do is add your own finishing touches to make this your home. Contact Richard Krikken 0488 988 292 today for an exclusive inspection that won't disappoint!

- Feature portico entry to timber decked porch entrance
- Beautiful porcelain tiled flooring in high traffic areas and open plan living
- 35C ceilings in entry and 31C ceilings throughout the home
- Gorgeous master suite with lake views and spacious His & Her walk-in robes
- Master ensuite has his/her vanities with stone top benches, large shower and separate W/C
- Gourmet kitchen overlooking open plan living, stone bench tops, huge island bench
- Bar area in open plan living for entertaining
- Theatre room with built-in furniture, projector and screen
- Large office/study space with customised cabinetry
- Recessed lighting throughout home
- 3 additional spacious bedrooms all with oversized built-in sliding door robes
- Beautiful main bathroom with stone benchtop, vanity, large bath and shower
- Spacious laundry with bench space and overhead cupboards
- Large double garage with good natural light
- Large timber decked alfresco fantastic for outdoor entertaining
- Instantaneous gas HWS
- New ducted R/C air-conditioning unit has been installed for all year-round comfort.
- Easy care gardens and outside areas with raised garden beds
- Extensive exposed aggregate surrounding home
- Close to Georgiana Molly Anglican School (K1-12)
- Opposite gorgeous parkland and beautiful lake