

**46 Nicolay Approach, Dalyellup, WA 6230**

**Sold House**

Friday, 25 August 2023



46 Nicolay Approach, Dalyellup, WA 6230

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 820 m2**

**Type: House**



Tim Cooper  
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## Contact agent

Welcome to this stunning five-bedroom family home with a study, located in the heart of the desirable Dalyellup. This large and elegant home is perfect for a growing family, with ample space for everyone to enjoy. Situated on a spacious 820m<sup>2</sup> corner block and right near the lake park this makes a beautiful family home. The entire front yard is fenced off with a gorgeous white picket fence so the kids can have full use of the yard. As soon as you walk through the double front door you'll be greeted by the warm and inviting atmosphere that this home provides. The spacious front theatre room is a great space for the family to relax and watch a movie together. As well there is a separate tiled family room in the heart of the home which is perfect for an activity/lounge area with outside access. The renovated kitchen boasts modern and top-quality fixtures and fittings. There's a generous amount of storage and bench space making it the ideal family kitchen. As well featuring a separate dining room which can fit the largest of dining tables. The home is fully ducted with reverse cycle air conditioning and each room is carpeted with a ceiling fan providing comfort all year round. As well, the king-sized master bedroom has a walk-in robe and all secondary bedrooms have built in robes. In the kitchen/living is a wood fireplace also providing warmth on those cool winter days. Extra features of this home include a gazebo style patio, solar panels, two garden sheds, side access and well looked after gardens. For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**PROPERTY FEATURES**  
Five-bedroom, two-bathroom home plus study  
Front theatre with recessed ceilings  
King-sized master bedroom with BIR & ensuite  
Large ensuite with corner bath, double shower & his/her vanity  
Renovated & modern kitchen  
Separate dining/activity room  
Separate family room  
Four secondary bedrooms all with ceiling fans – three with BIR & one with WIR  
Main bathroom with shower & bath  
Spacious laundry  
Wood fireplace  
Fully ducted reverse cycle A/C  
Gazebo style patio with shade cloth  
Two garden sheds  
Solar panels  
Corner block  
Double garage  
Paved parking for a caravan/boat  
Side access  
Well looked after gardens  
Fenced front yard

**LOCATION FEATURES**  
Fish Park – 350m  
Dalyellup Beach – 1.3km  
Dalyellup College – 1.3km  
Dalyellup Primary School – 1.4km  
Dalyellup Shopping Centre – 2.7km  
Built: 2008  
Land size: 820m<sup>2</sup>  
Land rates: \$2902.27 approx. P/YR  
Water rates: \$1219.46 approx. P/YR  
WATER CORP 22-23

**DISCLAIMER FLOORPLAN: THEATRE IS NOW DINING/ACTIVITY AND THE GAMES IS FAMILY.**