

49 Hawker Approach, Yalyalup, WA 6280

House For Sale

Friday, 26 April 2024

49 Hawker Approach, Yalyalup, WA 6280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type: House



Neil Honey

0419837960

Offers Above \$695,000

Situated in the family-friendly, picturesque landscape of Provence Estate, this property offers a lovely location, an enjoyable lifestyle and a high-quality home. Boasting a thoughtfully designed layout, this impeccable home features three bedrooms and two bathrooms, with an additional 'retreat' off the master bedrooms that can easily serve as a fourth bedroom or versatile living space. Built in 2008 by local builder Noel Smith, the property exudes quality craftsmanship and modern appeal. Step inside to discover Italian tile flooring, high ceilings throughout the entire home and reverse cycle air conditioning ensuring year-round comfort, plus a cosy gas log fire in the main living area. The heart of the home is the gourmet kitchen equipped with quality appliances, an abundance of storage and drawers, and sleek stone benchtops. The outdoor space is equally impressive with a timber-decked entertaining area complete with built-in woodfire pizza oven. Externally you also have an outdoor studio, along with easy-care gardens and astro-turf to the front and rear of the property for low-maintenance living. Plus, there is ample space to the side of the home for storing a boat or trailer. Located within walking distance of nearby Georgiana Molloy Anglican School, offering education from Pre-K through to Year 12, beautiful parklands, lake and children's playgrounds. Beyond the estate, you will enjoy the convenience of local amenities with Willow Grove Store, Cafe' and Bottleshop close by and local sports grounds just around the corner catering to soccer, hockey, cricket and football. Conveniently located just a short drive from Busselton Airport, which recently opened to direct flights to and from Sydney, and offering easy access onto Busselton Bypass allowing for quick travel south to the Margaret River Wine Region or north to vibrant Perth City. Don't miss the opportunity to secure this tastefully designed home in a market that is only getting hotter and hotter. For a private inspection contact exclusive listing agent Neil Honey on 0419 837 960. 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.