

# 64 Almond Parkway, Yalyalup, WA 6280

ACTON

belle  
PROPERTY

## House For Sale

Tuesday, 28 May 2024

64 Almond Parkway, Yalyalup, WA 6280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 427 m2

Type: House



Jason Dragstra  
0897549200

## Offers

What a fantastic opportunity to purchase this stunning home on an elevated block overlooking the park and feature lake. This high spec 3 bedroom, 2 bathroom home with a study is perfectly positioned on an easy care 427sqm block with an enclosed front courtyard boasting a beautiful established garden and sitting space. Almond Parkway is arguably the best street in the ever-popular Provence estate with easy access to the park, the feature lake and walking paths. Be quick as homes in this area are being snapped up very quickly!

- Stunning 3 bedroom, 2 bathroom home on an elevated 427sqm block with an enclosed front courtyard
- Amazing views over the estate feature lake and parks
- Comfortable sitting area under the bullnose veranda creating the perfect place to relax and enjoy the birds and take in the view
- Huge open plan design incorporating the kitchen, dining and main living space
- Reverse cycle air-conditioning in the main living area
- Chefs' kitchen with stone bench tops, dishwasher, plenty of storage, corner pantry and breakfast bar
- Large front lounge/entertaining area at the front of the home
- Separate study or office space
- Massive master bedroom with a ceiling fan, walk-in robe and an ensuite
- The master ensuite boasts floor to ceiling tiles, vanity, shower and separate water closet
- Two more generous bedrooms both with ceiling fans and built-in robes
- Second full bathroom with a shower, vanity, floor to ceiling tiles and a separate water closet
- The laundry is conveniently positioned next to the kitchen with more storage and direct access to the outdoor drying area
- Awesome alfresco at the back of the home with direct access to the main living space
- The alfresco also has a café blind to help protect from the weather
- Two car garage with remote entry and a shopper's door straight into the home
- Security doors to the front and back entrances
- High quality window treatments, light fittings and floor coverings throughout
- 8 solar panels with a near new inverter to help with electricity costs
- Gas storage hot water system (near new)
- Reticulation to garden areas

This home is a credit to the current owner and is sure to help create long lasting memories to the future owner lucky enough to live here. Be quick today to book your inspection.