

**8 Marseilles Drive, Yalyalup, WA 6280**

**Sold House**

Wednesday, 3 January 2024



8 Marseilles Drive, Yalyalup, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Tim Cooper  
0897800555

## Contact agent

Welcome to 8 Marseilles Drive, a spacious and modern home set on 639sqm located in the heart of Yalyalup. With its attractive décor, thoughtful design and multiple living areas, this property will appeal to a variety of buyers. Offering 4 spacious bedrooms, including a large master suite with walk in robe and ensuite, plus queen size minor bedrooms, the home ensures everyone has their own retreat for rest and relaxation. With spacious living areas include a separate theatre room plus a central family area featuring high ceilings which add that sense of spaciousness throughout plus a cosy wood fire place and split system air conditioner ensure year round comfort. The outdoor space is a perfect extension of your living area, ideal for a bbq or to simply relax & enjoy the neatly landscaped yard. The central kitchen features lovely stone benchtops, 900mm oven and dishwasher making cooking and entertaining a breeze. Whether you work from home or need a quiet space for studying, the separate home office provides the ideal environment for productivity and focus. This property is conveniently situated near schools, parks, shopping, and only minutes to Busselton airport. You'll love the serene and family-friendly area, making it an ideal place to call home.

**FEATURES INCLUDE-** 4 bedrooms, 2 bathrooms- Separate study- Separate theatre room - Open plan living area with high ceilings, wood fire place & split system air conditioning- Modern kitchen with stone benches, dishwasher & 900mm appliances- Queen sized minor bedrooms with built in robes- Walk in linen cupboard- Alfresco under main roof- 4m x 3m garden shed- Double garage- Ample parking

**LOCATION FEATURES-** Willow Grove Store & Café – approx. 3 minute drive- Busselton Jetty & Foreshore – approx. 10 minute drive- The Par 3 – approx. 10 minute drive

Built: 2013  
Land size: 639m<sup>2</sup>  
Land rates: \$2750 approx. P/YR  
Water rates: \$234.49 approx. P/YR  
Sewerage rates: \$1205.35 approx. P/YR  
Zoned: RES