

# Address available on request, Usher, WA 6230



## Sold House

Wednesday, 11 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



Craig Hall

0401929131

## Contact agent

Craig Hall from Barr & Standley extends a warm welcome to this spacious, well maintained family home situated in the high sought-after Dalyellup Estate. Upon entering, you'll be greeted by a generously sized lounge room that can comfortably accommodate even the most substantial lounge furniture, creating an ideal space to relax and indulge in a movie or two. In the heart of this home, you'll find the central living area, thoughtfully designed with an open-plan layout that seamlessly integrates the family area, an adjoining games room, and a spacious kitchen. Floor-to-ceiling windows allows this area to bathe in natural light and gives you great views out to the backyard where you can watch the kids play! Solid timber flooring adds a touch of elegance throughout, while the comfort of ducted reverse cycle air conditioning keeps the entire home pleasantly inviting all year round. The kitchen has a generous breakfast bar, a double fridge recess, ample bench space, and abundant cabinetry for storage. Stainless steel appliances add a touch of modern elegance, and direct shoppers' access simplifies grocery unloading. For those who love outdoor living, sliding door access leads to a gabled pitch patio area, perfect for year-round entertaining. Plus, there's a bonus of a built-in pizza oven, a natural gas connection for an outdoor kitchen or heating. Generously proportioned bedrooms, with all but one featuring convenient built-in robes. The parents' retreat offers a true sanctuary, providing additional space for furniture or a cosy sitting area. With a well-appointed walk-in robe for ample storage, a ceiling fan for added comfort, and a full ensuite bathroom. One of the standout features of this property is undoubtedly the enormous 11m x 6m workshop. This spacious workshop offers roller door access, making it ideal for parking extra vehicles, boats, or caravans. Additionally, being situated on a corner block, it provides direct and secure access from the street through double gates. Property Features: Corner block location Double garage Open plan living Solid timber flooring Large kitchen with breakfast bar Ducted reverse cycle air conditioner Master bedroom – Parent Retreat Built in robes Outdoor entertaining 11m x 6m Workshop Close to Beach, Schools, Shopping centre and Sporting grounds If you're considering an upgrade from a smaller home in the area, this property offers the perfect canvas for turning it into your forever home! Craig Hall 0401 929 131 [craig@barrandstandley.com.au](mailto:craig@barrandstandley.com.au) Year Built: 1998 Land Size: 744m<sup>2</sup> Shire Rates \$2,600.05 approx. per year Water Rates \$1,250.27 approx. per year \*All measurements are approximate\* The above following information has been provided to facilitate the marketing of this property. Although we have taken utmost care to ensure its accuracy, Barr and Standley Real Estate cannot warrant or guarantee the correctness of the information, nor can we accept responsibility for any potential inaccuracies. We strongly advise all interested parties to conduct their own independent inquiries and verification to confirm the accuracy of the information provided.