

# 13 Friartuck Road, Dalyellup, WA 6230

## House For Sale

Wednesday, 26 June 2024



13 Friartuck Road, Dalyellup, WA 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Tim Cooper  
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**From \$599,000**

Welcome to 13 Friartuck Road! Spacious family living perfectly blended to create a low maintenance and convenient lifestyle! Offering loads of potential and nestled on a large 678sqm block, this fantastic family home consists of 4 large bedrooms, 2 bathrooms, study nook and two spacious living areas including a large home theatre room and a spacious open plan family and dining area. Ensuring plenty of room for relaxation and entertaining and perfect for growing families, first homeowners and investors, this fantastic home is set within proximity to the beach, Dalyellup shopping centre, excellent schools, walking distance parks, playgrounds, and more! Be quick, don't miss the chance to make this great property your new family home. For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

**PROPERTY FEATURES YOU'LL LOVE** 4 spacious bedrooms, 2 modern bathrooms Study nook Generous open plan family and dining area with split system air conditioning, wifi enabled Separate home theatre room Central modern kitchen with stainless steel appliances, dishwasher and large walk-in pantry Generous size master bedroom with modern ensuite and ceiling fan Spacious minor bedrooms feature built in robes and ceiling fans Double brick and colourbond construction Large alfresco area under the main roof Low maintenance yard provides a blank canvas for you to design the backyard of your dreams Side access through double gates ideal for vehicles, boats, or trailers and plenty of room for a shed Quality fixtures throughout including upgraded light fixtures throughout, ceiling fans in all bedrooms and theatre room as well as commercial quality flooring.

**LOCATION FEATURES NEARBY** Dalyellup Primary School - 1.4km Dalyellup College - 1.0km Dalyellup Shopping centre - 2.3km Bunbury CBD - 12.3km Built: 2015 Land size: 678m<sup>2</sup> Land rates: \$2487.27 approx. P/YR Water rates: \$262.70 approx. P/YR Sewerage rates: \$1044.18 approx. P/YR\*

Rental appraisal: After careful consideration of the current rental market, we believe that the above property could attain a rental return of \$600-\$650 per week. Please note this is not a sworn evaluation and the price is subject to change with market conditions and rental demand at the time of marketing.