

**144 Hornibrook Road, Dalyellup, WA 6230**



**House For Sale**

Monday, 8 July 2024

144 Hornibrook Road, Dalyellup, WA 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



Roslyn Ierace  
0407529398



Michaela Ierace  
0405551849

## GUIDING \$600s

This stunning Dale Allcock home offers 219 m<sup>2</sup>\* of living, and it's elevated position gives privacy and prestige. The front facade makes a statement with its bold red brick and it's contrasting dark grey roof invites you in. From the moment you walk through entry the stunning dark grey tiles that flow throughout the living areas, are stylish and easy care, perfect and hard wearing for the family. With a spacious lounge room to the right overlooking the front yard, it is the perfect retreat away from the family living areas at the rear. The Master bedroom is a generous room with a huge walk-through robe positioned behind the bed head, these offer the most space in wardrobes and with easy access to the light, bright ensuite boasting double vanities a separate W/C and shower. Right next door is the huge study, big enough to work from home, and far enough away from the family for peace and quiet. As you walk through to the open-plan living room at the rear the space features a well equipped kitchen to your right, a spacious meals area and a huge family room all overlooking the alfresco at the rear. But best of all are the north facing windows that will drown the room in winter sun and warm up the living area, while its solar passive design will keep it cool in summer. The kitchen offers more than ample bench space with 900mm stainless steel appliances, an under-bench oven, gas hot plate and rangehood. The central Island bench offers a fantastic breakfast bar with so much room for barstools. Oh, and did I mention the enormous walk-in pantry? It's to die for! The children's wing at the rear offers very generous bedrooms all with built-in robes, quality carpet, and easy access to the master bathroom. Then the laundry has both walk-in linen and separate WC. The backyard is the perfect size and easy to maintain, with auto-reticulation to the lawn, garden beds, all in all very low maintenance for those who are time poor. Opposite the alfresco is a built-in barbecue and feature open alfresco area, perfect for entertaining with friends and family. With the current lease ending soon, now is the time to purchase this perfect home, or the investor the fantastic tenant would love the chance to renew their lease. But don't delay, this fabulous home will not last! It has everything to offer, space quality fittings, and in such a desirable location with the stunning Sherwood Park right across the road. And for those who know Dalvellup well, easy access from Harewoods Road. Contact exclusive agent and auctioneer Roslyn Ierace today on 0407 529 398, as this home is one that will not last!

2009 built Dale Allcock home - Situated on a 688m<sup>2</sup>\* elevated block - Boasting 219m<sup>2</sup>\* of living - 4 bed, 2 bath + Study - Separate lounge room - Reverse-cycle air to the living - Reverse-cycle air to master bedroom - Alfresco under main roof - Built-in barbecue - Fantastic storage throughout - Massive walk-in pantry - Fantastic tenant paying \$600 per week, lease ending soon but would love to stay given the opportunity - Shire rates \$2,651.50\* Water rates \$1,107.66\* This property is for sale by Open Negotiation (Online auction with flexible conditions) The auction has commenced, and the property could sell as early as tomorrow. Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au) Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.