

**22 Wallung Road, Dalyellup, WA 6230**

*Elders*

**House For Sale**

Thursday, 4 July 2024

22 Wallung Road, Dalyellup, WA 6230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 431 m2**

**Type: House**



Geraldine Jones

0427779049

## Offers Over \$550,000

Competition melts by comparison. I'm affordable, liveable, loveable and available now. Amazingly, this already great value just became a fantastic value. Located in a quiet location in Dalyellup with a nature reserve across the road. Convenience along with a close proximity to schools, recreation grounds, Dalyellup Shopping Centre, medical facilities, Tavern, and all convenience stores. Resting on 431 sqm\* of land which is fully reticulated, so this would be ideal for the investor, first home buyer, or a retiree. This lovely property features: 3 Bedrooms all with built in robes. 2 Bathrooms. Meal's area. Family room. Laundry off the kitchen with plenty of storage. Double garage with extra length to fit a popup caravan and access into the home. Split air conditioning. Fully insulated. Dishwasher. Instant gas hot water system. Superb gabled patio for entertaining, which is the full width of the home, stunning aggregate flooring, and shade blinds. A fully enclosed netted cat run so your four-legged friends can enjoy. Garden shed. The gardens are all reticulated front and back. This lovely Smart Homes for Living home consists of 28 course height with a colorbond roof and only 9 years young. This low maintenance home is the perfect lock and leave. You better be quick as this property will not last. Call me today for your own private viewing. Geraldine Jones 0427 779 049 [geraldine.jones@elders.com.au](mailto:geraldine.jones@elders.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