

**36 Yallingup Loop, Dawesville, WA 6211**

**House For Sale**

Wednesday, 10 July 2024

**36 Yallingup Loop, Dawesville, WA 6211**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 719 m2**

**Type: House**



Lisa Yates

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Joshua Leader

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## OFFERS FROM \$795,000

Team Leader welcomes you to the beautiful 36 Yallingup Loop in Dawesville, a charming four-bedroom, two-bathroom family home radiating an irresistible sense of warmth and community. Boasting a proud corner position on a generous 719m<sup>2</sup> block, this 2012-built residence offers a unique blend of comfortable living spaces and outdoor entertaining areas. Step inside and be greeted by a formal lounge or theatre room, providing the perfect setting for cozy family movie nights or a quiet evening in with a good book. The heart of the home features a spacious open plan living area, complete with a gas fire for cooler nights and a split system air conditioner for summer comfort. The stylish kitchen is a home chef's delight, furnished with stone bench tops and plenty of storage space, making meal preparation a breeze. The master suite is a true retreat, complete with a walk-in robe to house your wardrobe, double sink vanity, separate wcs & large shower recess. The additional three bedrooms, all have built-in robes, offering ample accommodation for family or guests. A dedicated study provides a quiet space for work or study, and an additional activity area offers flexibility for your needs. Stepping outside, you'll discover an alfresco area adorned with cafe blinds, perfect for year-round entertaining. The artificial lawn offers a low maintenance yard for kids to play or pets to roam, while the boat or caravan carport fits perfectly with the downsize lifestyle. An additional gazebo patio area enhances the outdoor living space, promising many memorable family barbecues and gatherings. The home's location is second to none. Situated just a short 900m stroll to the peaceful Peel-Harvey Estuary and within easy reach of local amenities including IGA and Coles shopping centres. For families, the proximity to St Damien's Catholic Primary School, Ocean Road Primary School, and Falcon Primary School makes the morning school run a breeze. Designed for a lock up and leave lifestyle, this home is perfect for families or baby boomers looking to downsize without compromising on space or comfort. With side access and room for a boat or caravan, this home truly has it all. - 4-bedroom, 2-bathroom family home - A generous 719m<sup>2</sup> corner block - Built in 2012 - Well-maintained and ready for immediate move-in - Study - Activity between minor bedrooms - Spacious open plan living area with gas fire and split system air con - Stylish kitchen with stone bench tops - Master suite with walk-in robe - Alfresco area with cafe blinds and an additional Gazebo patio for outdoor entertaining - Low maintenance artificial lawn - Boat or caravan carport, suitable for downsizers - Short 900m walk to Peel-Harvey Estuary - Close to local amenities, including IGA and Coles - Proximity to St Damien's Catholic Primary School, Ocean Road Primary School, Falcon Primary School - Ideal for lock up and leave lifestyle Don't miss this amazing opportunity to secure this beautiful home, contact Lisa on 0419 845 740 or Joshua on 0432 183 369 to secure your viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.