

**37 Ferndale Avenue, Dalyellup, WA, 6230**

**House For Sale**

Friday, 30 August 2024



37 Ferndale Avenue, Dalyellup, WA, 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Cooper  
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## PERFECT FAMILY HOME IN DALYELLUP

Nestled in the heart of Dalyellup, 37 Ferndale Avenue presents a fantastic opportunity for both investors and families seeking a quality property that ticks all the boxes!

This home well designed 4x2 home boasts wooden look floorboards throughout along with an open plan living style with plenty of room for the whole family, aswell as a separate theatre room for perfect nights in. Step outside into immaculate manicured lawn and established gardens with an undercover patio area perfect for entertaining or soaking up the tranquillity.

Ideally situated directly across from parks/ school grounds oval in the well sought after suburb of Dalyellup, this home should not be missed!

For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

### PROPERTY FEATURES YOU'LL LOVE

- Master bedroom with ensuite and walk in robes
- Three minor bedrooms plus study
- Second bathroom
- Open plan living, dining and kitchen
- Wood look flooring throughout the home
- Well-appointed kitchen with ample storage and walk in pantry
- Separate theatre room
- Split system air con aswell as ceiling fans
- Undercover patio for entertaining and alfresco out front
- Immaculate manicured lawn and gardens
- Rear access off lane to double garage with storage for caravan
- Solar Panels
- 6x4 garden shed
- Opposite school oval/ parks

### LOCATION FEATURES NEARBY

- Tuart Forest Primary School – 550m
- Ferndale Park – 260m
- Dalyellup College – 3km
- Dalyellup Shopping Centre – 1.3km
- Bunbury CBD – Approx 8km

Built: 2013

Land size: 668m<sup>2</sup>

Land rates: \$2963.61 approx. P/YR

Water rates: \$262.70 approx. P/YR

Sewerage rates: \$786.96 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 \$610-\$660 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.