

**58 Samrose Road, Dalyellup, WA 6230**



**House For Sale**

Saturday, 29 June 2024

58 Samrose Road, Dalyellup, WA 6230

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2049 m2**

**Type: House**

## Offers Over \$949,000

Located on a coveted ranch block in Dalyellup this spacious 4 bedroom house with a separate fully self-contained granny flat will be perfect for those looking for extra space and privacy. The main house features 4 bedrooms, 2 bathrooms, ducted air conditioning, a spacious kitchen with stainless steel appliances, and multiple living areas for entertaining guests or relaxing with the family. The granny flat or teen retreat offers additional living space, a full kitchen, laundry, and it's own garage - making this home the perfect package for those with regular guests or extended family members. Step outside and you'll find a sparkling pool, perfect for cooling off on hot summer days. The large block also offers plenty of room for outdoor activities. You'll find an 8 person spa tucked away in the alfresco area, an expansive garden for those with a green thumb, and quite a fancy chicken run. This property offers the perfect balance of space, comfort, and convenience. Don't miss out on this rare opportunity to own your own piece of paradise.

House • Master Bedroom with Ensuite, French doors to patio, walk in robe. • Bedroom 2 Semi Ensuite, Bedroom 3 and 4, all with built in robes. • Separate Lounge, Theatre Room off Entrance • Ceiling fans in Family room and Master Bedroom • Kitchen Overlooks Dining room and Patio • Westinghouse Gas Cooktop, Westinghouse Electric Pyro-Clean Oven • Fully ducted Panasonic System – Wifi Controlled • Gas Storage HWS • Reticulation – bore for rear of main house and west side / mains front of house. • Flyscreens for windows of main house • Double Garage plus Single Garage off Flat

Pool • Concrete - Salt system – can convert to Magnesium salts if desired • Cleaning equipment and chemical, Cover and roller Spa • Monarch brand 6 seats - 15amp electric heater with ozone • New cover - non-chlorine chemicals and water-pump - 2049m<sup>2</sup> Block Flat • Stunning One Bedroom with Double Robes - Shire Approved • Beautiful Kitchen with Dining and Lounge Rooms • Spacious Bathroom with 1m x 1m Shower Recess, Laundry • 2 x Hitachi AC + Fans , Instant Gas HWS • Blanco Gas Cooktop and Electric Oven • Cable connection from main house + TV antenna • Wifi-booster, Security Screens

Call Linda Rose 0417 933 263 now to arrange a viewing. Annual Rates: Council \$ 2,583.45p.a \* Water \$ 1,107.66p.a \* Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (asterisk) 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.