

# 7 Kooyar Bend, Dalyellup, WA 6230



## House For Sale

Friday, 5 July 2024

7 Kooyar Bend, Dalyellup, WA 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 546 m2

Type: House



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## GUIDING \$600s

The home that offers everything! The convenience of location, close to schools and shops, how about a park right at your door? With immaculate presentation and space for the whole family? Then on your viewing list today should be 7 Kooyar Bend, Dalyellup, this stunning four-bedroom, two-bathroom home presents perfectly, the property is vacant and ready for immediate settlement! Off the front entry, easy shoppers access to the garage, even extra storage behind double sliding doors. Walk through, off the living room, the added bonus of a separate theatre room. The open-plan living will pleasantly surprise you, a great space! With the spacious kitchen tucked at the rear gives you a big window looking out over the alfresco and the backyard at the rear. The minor bedrooms rest at the front of the home, three big rooms with built-in robes and easy access to the spacious master bathroom offering a separate bath and shower, clean and tidy just how you want it. But the real treat of this fabulous home lies in the master bedroom tucked at the rear of the house, a spacious walk-in robe as you walk around to your private ensuite with a separate toilet and large shower the master bedroom boasts a beautiful wall of windows giving ample natural light to the room. The backyard is the perfect size, not too big, not too small with a beautiful patch of grass for the kids or fur babies, a garden shed and a typical Rotary Hills hoist. With liquid limestone under the alfresco flowing out to a garden centerpiece with hedges growing beautifully as a feature. This HOME presents perfectly, boasting neutral tones throughout fresh paint and nothing to do except unpack your boxes. Don't delay, this home will not last! Be at this weekend's home open or contact exclusive agent and auctioneer Roslyn Ierace today on 0407 529 398 • 2008 built home • 4 bed 2 bath home • Flat 546 m<sup>2</sup> block • 176m<sup>2</sup> of living • Separate theatre room • Ducted aircon installed May 2023 • New hot water system mid November 2023. • Double look up garage with extra height • Alfresco to the rear under main roof • Liquid limestone to the backyard • Garden shed • Hot water system replaced last year • Walking distance to schools, shops, beach, and parks Shire rates \$2,409.55\* Water rates \$1,031.49\* 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.