

**Address available on request, Yalyalup, WA 6280**



**House For Sale**

Wednesday, 22 November 2023

Address available on request, Yalyalup, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2560 m2**

**Type: House**



Richard Krikken  
0897521888

## Offers over \$945,000

Discover tranquility and endless possibilities with this fantastic four-bedroom family home nestled in the heart of Yalyalup. Occupying an impressive 2560sqm of lush green space within the sought-after Willow Grove Estate, this property presents a prime opportunity for those seeking a unique blend of modern living and peaceful surroundings. Available for offers over \$945,000, this property promises an exceptional lifestyle experience that most can only dream of. Built in 2003, the property captivates with its robust brick structure, crowned with a sturdy colorbond roof, seamlessly complementing the abundant surrounding foliage. Its strategic location means it is just a short stroll away from the convenience store, sporting grounds and Georgiana Molloy Anglican School - the ideal setting for a growing family. The journey begins with a lengthy, secluded driveway, accompanied by additional parking space. Upon entry, you'll find the master suite located right off the entrance, south-facing and complete with a walk-in robe and ensuite featuring a large shower recess and separate W/C. The study room located across offers a cosy workspace from home. Venture further into the heart of the home to be greeted by a spacious, light-filled open plan living area. A stylish kitchen awaits the discerning home cook, boasting a built-in pantry, breakfast bar, and double fridge recess. Overlook the expansive backyard as you entertain guests in the dining and living area, or simply enjoy a quiet night in. The property's additional three bedrooms are of a comfortable size, serviced by a second bathroom fitted with shower, bath, vanity and W/C. The interior has been equipped with a reverse cycle split air conditioning system, guaranteeing you stay cosy all year round. Adding to this is a slow combustion wood fire to keep you warm during winter months. Outdoors, you will find a generously-sized powered shed approximately 8m x 9m with lean to that can accommodate caravan parking. The outdoor experience is just as grand - a northeast facing alfresco and cedar-lined patio, both looking out to the greenery and boasting a built-in pizza oven and BBQ station. Here's to many warm summer evenings of entertaining under the stars. A 8x9 Sqm powered workshop provides additional space, complete with additional undercover caravan parking, providing ample room for all the extras. Keep the lawn forever green with reticulation provided from a bore. Experience the coveted southwest lifestyle at its finest and secure your viewing today by calling Richard Krikken on 0488 988 292. Don't miss your chance to secure this spectacular piece of Yalyalup paradise. Additional attributes include:

- Master bedroom with high ceilings, walk-in robe, en-suite with large shower, vanity, separate W/C
- Separate front study/office for you to work from home
- Well-appointed kitchen with breakfast bar, gas cooktop with rangehood, electric oven, double fridge recess, walk-in pantry
- Large open plan living and dining with access to alfresco area
- Bedrooms 2+3 generous sized
- Main bathroom complimented with shower, vanity and W/C
- Laundry with access to outdoor decking
- Additional walk-in linen storage space
- Reverse cycle split system air conditioning in living area
- Feature woodfire heater for cosy winter nights
- Large alfresco and patio area for outdoor entertaining or relaxing
- Cedar lined patio with built-in pizza oven and BBQ station
- Extensive exposed aggregate concrete and timber decking surrounding residence
- Double carport
- Electric HWS
- Lush established gardens and lawns reticulated from bore
- Chook pen for those who love fresh eggs
- Full height basketball ring and bitumen area for the kids
- Surrounded by established trees giving a tranquil atmosphere
- Sealed bitumen driveway with unobstructed side access to rear workshop
- Approx 9m x 8m powered workshop plus 4mx9m lean-to for caravan/vehicle accommodation