



5 Epidote Loop, DALYELLUP, WA 6230

Modern comfort, low-maintenance living and a coastal lifestyle

This well-presented three-bedroom, two-bathroom home delivers easy living in a family-friendly part of Dalyellup. Designed for comfort and practicality, it features a separate theatre room, a spacious alfresco and a low-maintenance backyard - ideal for buyers seeking a modern home without the upkeep.

The open-plan living area provides a relaxed hub for everyday life, connecting seamlessly to the outdoor entertaining space. The kitchen offers ample storage and workspace, while the theatre room adds flexibility for movie nights, kids' play space or a quiet retreat.

A generous master suite comes complete with ensuite, accompanied by two additional bedrooms and a well-appointed second bathroom.

Key Features

- Three bedrooms, two bathrooms
- Separate theatre room

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P181078

SALE DETAILS

Offers Over \$719,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

- Open-plan kitchen, dining and family living
- Spacious alfresco for year-round entertaining
- Low-maintenance backyard
- Ducted air-conditioning throughout
- Side access to the property - ideal for trailers, small boats or extra parking
- Practical, modern layout ideal for families or downsizers

Lifestyle & Location

Set in a quiet, established pocket of Dalyellup, this home places you close to everything that makes the area so popular. Dalyellup Shopping Centre is only minutes away for groceries, caf  s and daily essentials. Local schools - including Dalyellup Primary School, Tuart Forest Primary School and Dalyellup College - are all within easy reach, making school runs simple.

And with the beach just a short drive away, weekend swims, coastal walks and sunset evenings become part of your everyday lifestyle.

5 Epidote Loop offers modern comfort and unbeatable convenience in one of the region's most family-friendly suburbs.

Land rates: \$2,895.38 pa*

Water rates: \$758.24 pa*

Built: 2011

Zoning: R20

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.

- Land Area 525.00 square metres
- Building Area: 161.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2







