



## 30 Nicolay Approach, DALYELLUP, WA 6230

### DALYELLUP DREAM HOME

Ideally located just a short drive from Dalyellup Beach, this beautifully presented 4-bedroom, 2-bathroom plus separate study and an isolated theatre room home offers the perfect blend of modern living, functionality, and style â## all set on a generous 655mÂ²\* block. Boasting quality finishes, multiple living zones, and a seamless indoor-outdoor flow, this home is ideal for families who love to relax and entertain.

From the eye-catching facade and triple exposed aggregate driveway to the ultra-modern interior, you'll be impressed from the moment you arrive.

#### Property Highlights:

- Gorgeous jarrah hardwood flooring throughout
- Expansive open-plan living and dining area with high ceilings and large glass sliding doors to patio
- Spacious modern kitchen featuring:

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:** 300P183309

#### SALE DETAILS

**Offers Over \$839,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

900mm stainless steel oven

Stone benchtops

Ample cupboard and bench space

Double sink and double fridge recess

- Four generously sized bedrooms, all with built-in robes
- Huge master suite with:
  - Double walk-in robes (his & hers)
  - Spa bath, double vanity, and double shower in ensuite
- Massive separate theatre room with recessed ceilings â## perfect for family movie nights
- Dedicated study/home office â## can easily function as a 5th bedroom
- Kids' gaming nook or activity area
- Walk-in linen cupboard for added storage
- Well-designed laundry with ample bench and cupboard space
- Ducted evaporative air conditioning throughout
- Cosy wood fire in the main living area
- Double automatic garage with additional driveway parking
- Side access â## ideal for parking a boat or trailer
- Two garden sheds for extra storage
- Outdoor pizza oven â## great for entertaining
- Decked patio area with plenty of space to host family and friends
- Low maintenance, private backyard with room to play

This quality-built home offers outstanding value and a fantastic lifestyle opportunity in one of Dalyellup's most sought-after locations. Don't miss your chance to inspect!

Land Rates: \$3068.15\*

Water Rates: \$1134.06\*

Built: 2011

Zoning: Residential

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 655.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











