



## 13 Lewana Approach, DALYELLUP, WA 6230

### Lifestyle Living with the Convenience of Lock-Up-and-Leave

Set on a generous 780m<sup>2</sup> corner block, this well-designed and low-maintenance home offers space, comfort and flexibility-perfect for families, professionals or downsizers seeking an easy-care lifestyle without compromise.

Boasting approximately 224m<sup>2</sup> of living, the home features four large bedrooms, all with built-in robes, plus a handy study nook ideal for working from home or student use.

#### Living & Entertaining:

- Spacious open-plan family and dining area with convenient access to the carport
- Well-appointed kitchen with dishwasher, double fridge recess and modern appliances
- Two separate living areas, including a theatre room and games room with elegant French doors

#### Outdoor Features:

- Low-maintenance lawns and gardens

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:** 300P184713

#### SALE DETAILS

**From \$789,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Karen King**

0424 139 624

- Corner block with side access to the rear-ideal for boat or caravan storage
- Double garage
- Paved courtyard
- Large dome patio with aggregate flooring, perfect for outdoor entertaining

Additional Features:

- Solar panels
- Ducted reverse-cycle air conditioning
- Practical layout ideal for lock-up-and-leave living

This property delivers the perfect blend of lifestyle, space and convenience in a sought-after Dalyellup location.

Contact your local agent, Karen King, on 0424 139 624 to arrange your inspection today.

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

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Partial Fit Out

- Land Area 780.00 square metres
- Building Area: 224.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite









