



## 16 Cassis Way, YALYALUP, WA 6280

### Modern Family Living in Sought-After Yalyalup

Positioned in the ever-sought-after suburb of Yalyalup, this lovely modern family home offers space, style, and convenience in a location that continues to grow in popularity. With the highly regarded Georgiana Molloy Anglican School and the proposed shopping centre just around the corner, this property delivers an exceptional lifestyle opportunity for families, professionals, and investors alike.

The home features a well-designed 4 x 2 layout, thoughtfully created to cater to modern family living. A separate theatre room provides the perfect space for movie nights or quiet relaxation, while the spacious open plan living, dining, and kitchen area forms the heart of the home. This light-filled zone is ideal for everyday living and entertaining, seamlessly connecting family and friends.

The kitchen is both functional and stylish, complemented by contemporary finishes and plenty of storage, making it a pleasure to use. Throughout the home, you'll find modern design elements and quality additions that enhance comfort and presentation. Money-saving solar panels add further appeal, helping to reduce household running costs.

The outdoor lifestyle is just as impressive. Located just around the corner is a massive

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**TYPE:** For Sale

**INTERNET ID:** 300P190427

#### SALE DETAILS

**Offers from \$850,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Scott Summers**  
0457 777 753

park featuring an expansive lake and beautiful walking tracks, perfect for morning strolls, family outings, or simply enjoying the peaceful surroundings. This green space truly enhances the relaxed, community-focused feel of the area.

With its prime location, modern features, and family-friendly design, this home represents outstanding value in one of Yalyalup's most desirable pockets. Properties of this quality do not last long - act quickly to secure this fantastic opportunity before you miss out. An inspection is highly recommended to fully appreciate the elegance, comfort, and lifestyle this home provides.

Key Features include:

- Contemporary 4 x 2 luxury family residence
- Expansive open plan living, dining, and kitchen
- Separate private theatre room
- Sleek kitchen with quality appliances and generous storage
- Reverse-cycle air conditioning for year-round comfort
- Energy-efficient, money-saving solar panels
- Alfresco entertaining area
- Close proximity to Georgiana Molloy Anglican School
- Near proposed shopping centre
- Steps from expansive parklands with lake and walking trails
- A wood fireplace for those quiet nights in

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 308.00 square metres
- Building Area: 138.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





