



## 21 Sherwood Drive , DALYELLUP, WA 6230

### STYLE, SPACE & COASTAL COMFORT

Set on an elevated 611m<sup>2</sup>\* corner block in a quiet pocket of the sought-after Dalyellup Beach Estate, this immaculately presented four-bedroom, two-bathroom home delivers space, quality and family-friendly functionality in equal measure.

Designed with generous proportions and multiple living zones, the layout caters effortlessly to everyday living and entertaining. The open-plan living and dining area forms the heart of the home, complemented by a wood fireplace that adds warmth, character and a cozy focal point during the cooler months.

A well-appointed kitchen overlooks the main living space and features stone benchtops, modern appliances and ample bench and cupboard storage. Flowing seamlessly from indoors, the covered alfresco area is ideal for entertaining guests while the secure, low-maintenance backyard provides plenty of room for children and pets to play.

Positioned at the front of the home is a separate study and theatre room, along with a versatile enclosed activity room that offers the flexibility of a fifth bedroom if required. Quality finishes, a practical layout and excellent presentation throughout make this a home that's ready to enjoy from day one.

**TYPE:** For Sale

**INTERNET ID:** 300P192322

#### SALE DETAILS

**Offers Over \$999,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

Just minutes from the beach, Dalyellup Shopping Centre, local schools and overlooking natural bushland and open space, this is an opportunity not to be missed.

## Property Features:

- Master bedroom with walk-in robe and ensuite
- Three additional spacious bedrooms, all with built-in robes
- Main bathroom with separate shower and bath, plus excellent storage
- Open-plan living and dining area with wood fireplace
- Modern kitchen with stone benchtops and quality appliances
- Separate study at the front of the home
- Enclosed activity room / potential fifth bedroom
- Carpeted theatre room
- Grand entrance hall with recessed ceilings
- Ducted reverse-cycle air conditioning throughout
- Double lock-up garage with remote access
- Generous covered alfresco area
- Fully fenced, low-maintenance backyard with lock-up garden shed
- Automatic reticulated lawns and gardens
- Overlooking natural bushland and open space

Land rates: \$3,221.06 pa\*

Water rates: \$1,151.20 pa\*

Built: 2015

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













21 Sherwood Drive, Dalyellup

Elders

