



## 13 McDowell Street, YARLOOP, WA 6218

### Lifestyle Living in the Heart of Yarloop

Welcome to 13 McDowell Street, Yarloop - a home full of warmth, character and country charm.

Set on a generous block in a peaceful location, this unique property offers the perfect blend of relaxed living and practical space both inside and out.

From the moment you step inside, you'll love the soaring ceilings, exposed timber beams and inviting open-plan design that creates a warm and welcoming atmosphere. The spacious kitchen, dining and living area is the true heart of the home, complete with a cosy wood fire and split-system air conditioning for year-round comfort.

Offering three bedrooms and two bathrooms, the home provides flexible living for families, couples or anyone looking to enjoy a quieter lifestyle without sacrificing comfort.

Outside is where this property truly shines. The huge undercover entertaining area is perfect for hosting family and friends, while the established gardens, multiple sheds, secure fencing and expansive backyard provide endless space to enjoy.

**TYPE:** For Sale

**INTERNET ID:** 300P197371

**SALE DETAILS**

**Offers Over \$689,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

Whether you're chasing a peaceful change, extra space or simply a property with personality, 13 McDowell Street delivers a lifestyle that feels instantly like home.

Buyers Note: Currently zoned Public Open Space, no further development applications are expected to receive Shire approval in the current zoning. However, future rezoning is anticipated by the Shire, which may present development opportunities down the track.

Property Highlights:

- 3 bedroom, 2 bathroom character home
- High raked ceilings with exposed timber beams
- Cosy wood fire plus split-system air conditioning
- Peaceful Yarloop location surrounded by natural bushland
- Approx. 15 minutes to Harvey
- Approx. 15 minutes to Waroona
- Easy access to Southwestern Highway for commuting north or south

Land Rates: \$2,118pa\*

Water Rates: \$296.90pa\*

Zoning: Public open space

Built: 2005

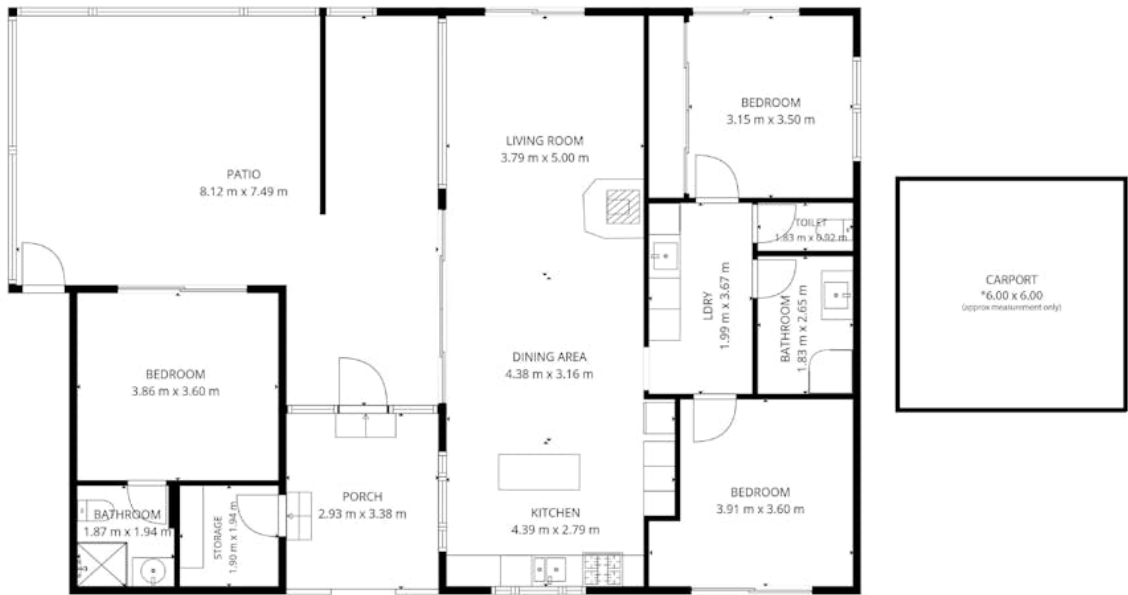
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision









This plan is for marketing purposes only. Whilst every care is taken in the designing of this plan, measurements, angles, positioning of doors and windows may not be entirely accurate.

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