



## 101 Hawker Approach, YALYALUP, WA 6280

### EXCEPTIONAL PROPERTY - EXCEPTIONAL VALUE

An excellent family home that wants for nothing, everything has been done and waiting for you. Massive 4x2 family home with a stunning design that makes for comfortable living, with the bonus of being a short walk to the prestigious Georgiana Molloy Anglican School.

Large open living areas with separate theatre room, huge walk-in pantry, plenty of kitchen cupboards, large 900mm Chefs stove. Main bedroom has huge WIR to compliment double size bedroom. All bedrooms have large double BIR with 4th bedroom having extra deep BIR. Comfortable reverse cycle ducted air-conditioning to every room for that year round comfort. Great size Alfresco for outside entertaining, plus reticulated lawns and gardens throughout the yard. A very handy three bay enclosed garage plus security system adds to the many features.

If it's style and class you're after, then look no further than this feature packed property.

Features include:

- \* Massive 257m2 4x2 family home
- \* Huge open Living areas
- \* Separate theatre room

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:** Sold

**INTERNET ID:** 9490735

**SALE DETAILS**

**Offers Over \$425,000**

**CONTACT DETAILS**

**SDEA Bunbury**  
13 Stirling Street  
Bunbury, WA  
08 9721 3533

**Scott Summers**  
0457 777 753

- \* Double size BIR to all bedrooms
- \* Huge WIR in main bedroom
- \* Reverse cycle ducted air-conditioning
- \* Giant 900mm oven and stove
- \* Stunning timber flooring
- \* Massive walk-in pantry
- \* Reticulated lawns and garden
- \* Triple enclosed garage
- \* Security system
- \* Exposed aggregate driveway and footpaths
- \* LED down-lights throughout home

Other features: Built-In Wardrobes, Close to Schools, Garden, Secure Parking, Polished Timber Floor, Theatre room

- Land Area 570.00 square metres
- Building Area: 257.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Air Conditioning





