



DALYELLUP, WA

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## ESTABLISHED SIDE OF DALYELLUP

Homes of this quality don't come up for sale very often on this sought after side of Dalyellup. On the right hand side heading towards the beach from Norton Promenade is the elite position where homes were first built when Dalyellup first was developed.

This home is elevated on a corner block with side access to a shed. A boat or caravan could easily be parked here. Only 3 years old features are as follows:

4 double bedrooms, 2 bathrooms

Wide hallway with windows for brightness

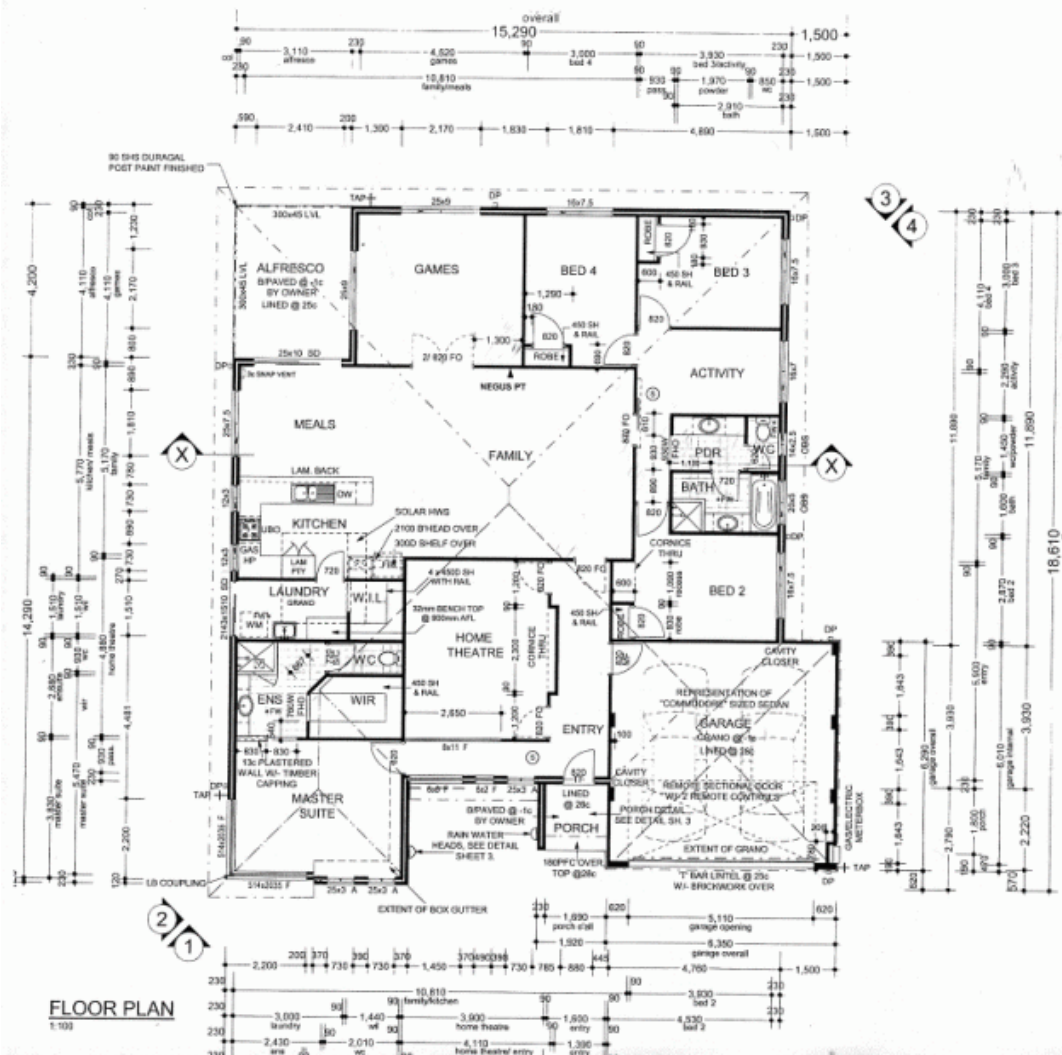
Activity room or office

**Price:** \$465,000 Plus



**Lorraine Grassie**

For more details please visit :  
<https://www.summitbunbury.com.au/4731592>



Location	Area (sq)	Perimeter (m)
ALFRESCO	13,440	16,800
GARAGE	39,150	25,280
HOUSE	223,960	87,600
PORCH	3,110	7,000
	279,660	114,940

ROOF AREA (ON FLAT) = 304,29m<sup>2</sup>

WIND CLASSIFICATION AS PER A.S. 4055:  
N1 - FOR SINGLE STOREY RESIDENCE

- NOTE:**
- TOP OF FOOTINGS FOR PIERPOSTS TO CARPORT, VERANDAH & PORCH ARE TO BE 200 BELOW FINISHED FLOOR LEVEL
  - LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
  - FLYSCREENS & KEYLOCKS TO ALL ALUMINUM WINDOWS AND SLIDING DOORS
  - R2.5 INSULATION TO FLOOR AND RAKING (IF APPLICABLE) CEILING AREAS OF HOUSE AND GARAGE

RENDER WITH  
2 COATS OF PAINT.

Ⓢ DENOTES SMOKE DETECTOR

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