



22 Nicolay Approach Dalyellup, WA

4 2 2

## SOLD BY TIM COOPER!

Situated in the desirable Dalyellup area is this magnificent home, only one street back from the beautiful Dalyellup Lakes and just minutes away from the beach, schools, shops, and peaceful parklands. Exuding quality and class throughout, this four bedroom family home combines elegant modern decor with superior fixtures and fittings. Inside, the open plan layout seamlessly connects the kitchen, living and dining area, fostering an inviting atmosphere. Double French doors gracefully lead to both the theatre room and study, offering spaces for leisure and productivity.

### FEATURES YOU'LL LOVE

One street back from the Dalyellup Lakes  
Double garage with shoppers entrance  
Well appointed kitchen with ample bench space, double fridge recess, dishwasher, under ben

For more details please visit :

<https://www.summitbunbury.com.au/7926124>

**Price:** From \$635,000

**Council Rates:** \$2,604.00/year (approx)

**Water Rates:** \$1,070.00/year (approx)



**Tim Cooper**

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