

# 19 Klaehn Crescent, Yalyalup, WA 6280



## House For Sale

Monday, 6 January 2025

19 Klaehn Crescent, Yalyalup, WA 6280

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 6

**Area:** 2234 m2

**Type:** House



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## OFFERS

Welcome to 19 Klaehn Crescent, a charming residence nestled in the serene Willow Grove Estate of Yalyalup. This property offers a spacious 2,234m<sup>2</sup> lot, providing ample space for outdoor activities and future enhancements. Contact Carl Wilde or Chris Kemp From CJW Realty to book your interest. Built in 2003, this home features four generously sized bedrooms, a country style kitchen and two well-appointed bathrooms, designed to accommodate family living and outdoor entertaining comfortably. Side access to the rear shed, allows plenty of room for the home workshop, and storage for all of the toys, boat caravan or both! Situated in the tranquil Willow Grove Estate, residents enjoy a peaceful environment with the convenience of being just minutes away from Busselton's city centre. The estate is known for its stunning natural surroundings and proximity to local amenities, including shops, Bovell Park sportsground, Georgina Molloy Anglican School, dining options, state schools, and well-maintained parks. The Busselton Jetty and foreshore are a short drive away, offering recreational opportunities for the whole family along the sparkling shores of Geographe Bay. This property presents a unique opportunity to own a substantial piece of real estate in one of Busselton's most sought-after estates. Whether you're looking to settle into a family-friendly community or seeking a serene retreat, 19 Klaehn Crescent offers the perfect blend of comfort and convenience. If you're interested in this rare find and want to offer, call Carl Wilde on 0411 182 709.

**Inside features.** Open plan modern living. Easy care vinyl plank floor and large dining room with wood fired fireplace with living room area. Master Bedroom with ceiling fan. 3 large minor bedrooms. Two Bathrooms with bath, shower, and toilet separate. High ceilings in Living room.

**Outside Features.** Enormous 2234m<sup>2</sup> block. Double side access. Colorbond Shed Workshop. Massive front and back yard. Large patio with high rafters and north facing. 2 car garage. Large array of various gardens and plants. Multiple mature variety of trees.

**Location Information.** Georgiana Molloy Anglican School – 900m. Bovell Oval – 800 m. Willow Grove Store and Café – 550m. Playground – 2.9 Km. Puma Gas station – 4.1Km. Bunnings – 3.5 km. City of Busselton – 4.1Km. Geographe Primary School – 5.7 Km. Busselton Senior High School – 5.9 Km. Coles Busselton – 4.4 Km