

195 Aurelian Avenue, Yalyalup, WA, 6280

House For Sale

Saturday, 16 November 2024

RayWhite

195 Aurelian Avenue, Yalyalup, WA, 6280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jason Cooper
0407770426

Embrace Delightful Cottage Style in Provence

Welcome to 195 Aurelian Avenue, Yalyalup! This charming three bedroom, two bathroom gem with a delightful floorplan, embodies the best of relaxed, low-maintenance living on an idyllically positioned cottage lot overlooking a bushland setting.

Located amidst the family-friendly charm of Provence, a neighbourhood brimming with recreational spaces and modern homes, there is an abundance of green space, playgrounds and cycle paths, plus nearby sporting fields to enjoy for an active, outdoor lifestyle.

Owner occupied, the charming home offers easy care living or investing in a wonderful setting. The home welcomes you with a delightful cottage frontage and leads into a light and airy interior that captures a fresh, modern coastal vibe. Spacious, well designed living areas flow effortlessly, making it an ideal home for both relaxed living and entertaining. The north facing alfresco ensures sunny outdoor enjoyment, and overlooks a low maintenance grassed area for pets and children to play. Alternatively, if you love to garden the block has great potential to build the dream green sanctuary to surround your beautiful new cottage home. Additional perks include a separate living space or office, A/C, a powered shed and convenient parking from the rear laneway.

Property features:

- Modern home on a cute cottage lot
- North facing rear yard and alfresco
- Charming cottage frontage
- Spacious master retreat
- Light filled open plan living space
- Centralised kitchen with good sized breakfast bar
- Additional living/office space
- Low maintenance front and rear yards
- Tranquil minor bedrooms
- Bath in the main bathroom
- Parking via rear laneway
- Grassed area for play and pets
- Cottage gardens
- Powered shed
- A/C

Proximity Features (approx.)

- Georgiana Molloy Anglican School 1.2km
- Western Growers Fresh Markets 4km
- Queen Street, Busselton 5.7km
- Busselton Jetty Foreshore Parade 6.7km

Secure your dream just in time for 2025 and invest or live in one of Busselton's most desirable locations. Contact Exclusive Property Consultant Jason Cooper today for a private inspection or further information.

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628

