

**8 Pungura Rd, Dalyellup, WA, 6230**



**House For Sale**

Sunday, 3 November 2024

8 Pungura Rd, Dalyellup, WA, 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## GUIDING \$700,000's

Not all homes are the same!

Situated in the first stages of Dalyellup, this well-built four bedroom, two bathroom home has been lovingly renovated. It has been transformed into a stylish retreat from your everyday life.

The elevated block leads up to a private garden resting in front of your home, giving you a lush green outlook through all the front windows. As you walk into the entrance, to the right the separate theatre room is currently being used as a study through double French doors this beautiful room overlooks the front garden.

Off to the left the master suite a generous room with a beautifully renovated ensuite, and a dressing room, not your average walk-in robe, well it has that too, but for the lady of the house, a personal dressing room, and again the greenery outside just gives a sigh of relief from a busy day!

Walking through to the Open plant living the stunning deep timber tones in the flooring offer an ambiance from days gone by, and flows through the family meals kitchen and then the games room at the rear, again through double French doors, and goes beautifully with the décor!

The stunning bench top in the kitchen has been done in a resin giving it a one of the kind design and becoming the focal point of the room. With new appliances, including stainless steel gas hot plate wall oven and range, allowing the chef of the home everything they need to cook up a storm.

At the rear of the home the minor bedrooms are in no way minor, all three bedrooms would easily hold queen size beds, with double built-in robes to the first room and then at the rear walk-in robes, offering amazing storage! With easy access to the master bathroom including bath and a separate shower and of course, the laundry.

Off the living area, a stunning gabled alfresco is an inviting space for either your morning coffee or your afternoon wine as you sit and enjoy the bird life frolicking in the stunning gardens, which include avocado and even a mango tree. A 6 x 3\* meter garden shed will hold all your tools keeping the yard clean and tidy. And for winter the firepit corner, offers its own hidden area, away from the wind.

With year around comfort from your ducted reverse cycle air-conditioning, auto reticulation to the lawns, this low maintenance and inviting home with stunning gardens sure to be admired by all.

With owners looking for a late January settlement, perfect timing for settling in, in the New Year so don't delay, call Exclusive Agent Roslyn Ierace today on 0407 529 398.

- 2000 built HOME
- Four bedrooms two bathrooms
- Built-in and walk-in robes throughout
- 751 m<sup>2</sup> block\*
- 202 m<sup>2</sup> of living\*
- Elevated block with paved Hardstand for caravan boat
- Reverse cycle air conditioning
- Auto reticulation
- Double lock up garage.
- Renovated ensuite and dressing room to the master bedroom
- Low maintenance established gardens

Shire rates \$2,986.68\*

Water rates \$1,082.27\*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)  
The auction has commenced, and the property could sell as early as tomorrow.  
Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!  
(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.