

**5/22 Dolphin Way, Yangebup, WA 6164**

**Townhouse For Sale**

Monday, 6 January 2025

5/22 Dolphin Way, Yangebup, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 200 m2**

**Type: Townhouse**



Team Trolio

## Private and Stylish Townhouse Offering Low-Maintenance Living

\*\*\* FIXED DATE SALE - ALL OFFERS BY MIDDAY WST MONDAY 20TH JAN 2025 \*\*\*\*\* SELLER RESERVES THE RIGHT TO SELL PRIOR WITHOUT ANY NOTICE\*\*\* Perfectly positioned at the rear of this prime located intimate and boutique complex of only SIX, awaits this immaculately presented townhouse combining modern design, convenience, and low-maintenance lifestyle. Property Highlights: • Spacious Two-Level Design: Open-plan living and light filled meals areas on the ground floor flow effortlessly with the spacious and functional kitchen, creating an entertainment hub. • Modern Kitchen: Features stainless steel appliances, generous cabinetry, a built-in pantry, and a sleek layout perfect for family meals or hosting guests. • Upper-Level Comfort: A separate generous sized sitting or reading room offers a private retreat, while the master suite boasts extensive storage and a luxurious ensuite. • Ample Accommodation: Three well-appointed bedrooms with great storage, serviced by a spacious family bathroom. • Indoor-Outdoor Harmony: The living areas open to a fully paved, easy-care garden—perfect for relaxation or outdoor entertaining. Additional Features: • Reverse cycle air-conditioning for year-round comfort. • Recently Repainted + Stunning Low Maintenance Flooring to Select Zones • Secure lock-up garage for peace of mind. • Ocean Glimpses from second level Location Benefits: Enjoy unparalleled convenience with proximity to shopping, schools, transport links, and entertainment options. Spend weekends at nearby Coogee Beach or Port Coogee Marina, just minutes away. This exceptional townhouse offers a perfect balance of style, comfort, and coastal living. Whether you're a first-time buyer, established buyer or investor, this property is a must-see. Team Trolio invites your enquiries and welcomes all agents to bring prospective purchasers. Contact us today to arrange your inspection and secure this outstanding property! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.