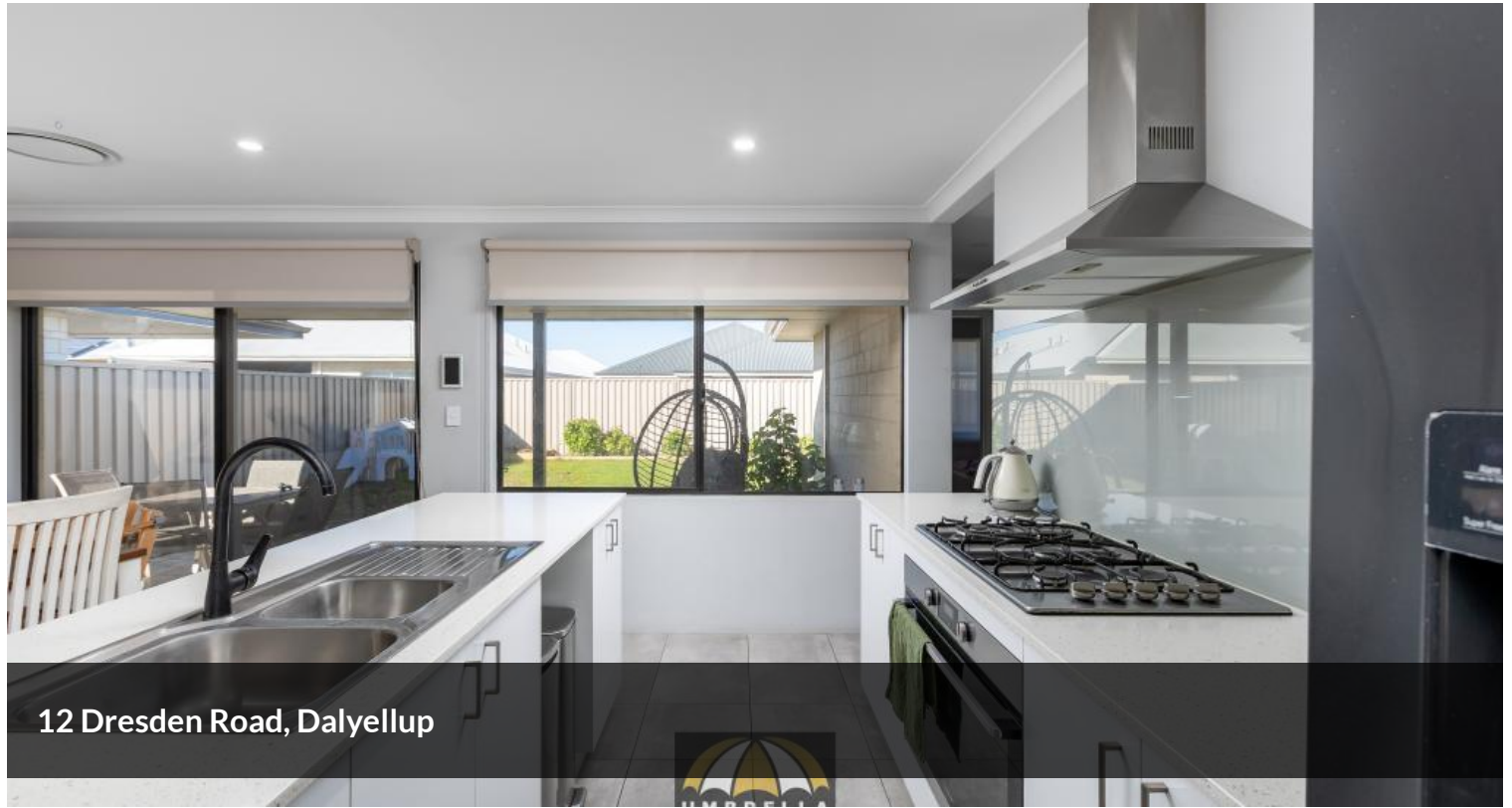




12 Dresden Road, Dalyellup



MODERN FAMILY LIVING IN THE HEART OF DALYELLUP

Positioned in the highly sought-after suburb of Dalyellup, 12 Dresden Road offers the perfect combination of modern comfort, convenience, and lifestyle. Located close to quality schools, local shops, parks, and everyday amenities, this beautifully presented home provides an ideal opportunity for families, first home buyers, or savvy investors looking to secure a property in one of Bunbury's most desirable communities.

Set within easy reach of Dalyellup's popular amenities, the home is approximately **1.5km to Dalyellup Shopping Centre**, providing convenient access to cafés, supermarkets, retail stores, and essential services. Families will appreciate being approximately **1.5km to Dalyellup College** and close to surrounding early learning centres and local primary school options, making the daily school run simple and stress-free.

Stepping inside, you are welcomed by a light-filled and inviting interior

3 2 2 375 m2

Price	Offers Over \$760,000
Property Type	Residential
Property ID	1517
Land Area	375 m2

AGENT DETAILS

Jorgia Whitham - 0423 011 608

OFFICE DETAILS

Umbrella Realty
1/98 Stirling Street East Bunbury
WA 6230 Australia
(08) 9779 9990



featuring a neutral colour palette throughout, creating a timeless space ready for you to make your own. The heart of the home is the open-plan living, kitchen, and dining area, designed for effortless everyday living and entertaining. Filled with natural light, this central space provides the perfect place for family gatherings or relaxing evenings at home.

The well-appointed kitchen offers a functional layout with plenty of storage and connects seamlessly with the living and dining areas. The kitchen has stone benchtops, dishwasher space and stainless steel appliances.

For those looking for additional space to unwind, the separate theatre room provides the perfect retreat, complete with a striking large barn door adding character and separation from the main living zone.

Accommodation is well catered for with three generously sized bedrooms. The master suite offers a private sanctuary complete with a walk-in robe and stylish ensuite featuring vanity storage and a freestanding shower. The minor bedrooms are fitted with built-in robes, providing excellent storage solutions for the whole family.

The main bathroom continues the home's practical design, featuring a full-size bath, freestanding shower, and vanity storage. The well-sized laundry offers additional functionality with ample storage to keep the home organised.

Comfort is assured all year round with ducted reverse cycle air-conditioning throughout, ensuring the home remains comfortable regardless of the season.

Outside, the property provides a low-maintenance lifestyle, allowing you more time to enjoy everything Dalyellup has to offer. Whether you are searching for your next family home or a quality investment opportunity, this property presents an excellent opportunity in a location that continues to be in high demand.

With an estimated rental return of **\$680 - \$710 per week**, this property also represents an attractive investment opportunity for those looking to add a quality asset to their portfolio.

Property Features:

- Three well-sized bedrooms;
- Master bedroom with walk-in robe and private ensuite;
- Minor bedrooms with built-in robes;
- Open-plan living, kitchen, and dining area filled with natural light;
- Separate theatre room with feature barn door;
- Ducted reverse cycle air-conditioning throughout;
- Neutral colour palette throughout;
- Well-appointed kitchen with excellent storage;
- Spacious laundry with ample storage;
- Main bathroom with bath, freestanding shower, and vanity storage;
- Low-maintenance lifestyle in a sought-after Dalyellup location;
- Estimated rental return of \$680 - \$710 per week;

Don't miss your opportunity to secure this modern, low-maintenance home in the heart of Dalyellup, where convenience, comfort, and lifestyle come together.

Contact Jorgia on 0423 011 608 for more details.

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