

14 Marseilles Dr, Yalyalup, WA 6280

Under Contract

House 4 2 2



## Spacious Family Living in Sought-After Provence Estate

This large 4x2 home offers generous space and flexibility for modern family living, complete with a separate theatre, study or kids' activity room to suit your lifestyle needs. The large open plan kitchen dining area, has recently under gone a modern transformation, really setting the tone for this magnificent family home.

The double garage provides convenient through access, while the expansive outdoor area features a large patio ideal for entertaining, plus a substantial 5.6m x 5.6m shed for additional storage or workshop use.

Comfort is assured year-round with ducted reverse cycle air conditioning throughout the home supported by solar on the roof.

Positioned in the highly regarded Provence Estate, the property is ideally located close to local parks, GMAS school, and just two jetty lengths from the centre of town, offering both convenience and a relaxed coastal lifestyle.

A well-rounded home in a popular location, perfect for families or those seeking space without compromise.

Contact Aidan Fraser on 0437 195 730 for more information.

**Open for Inspection**

By Appointment.

### Listed By

The Office

Phone: (08) 9791 6880

