



6 Santons Approach, Yalyalup

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### GREAT FAMILY HOME

This is sure to impress every buyer, this Ventura built family home is ideally located in Satterley's well established Provence Estate, less than 100m to a great size park and under 1kms to arguably Busselton Best school Georgiana Molloy Private Primary and High School.

Top Features include:

1. Great size 594 Sqm block
2. 4 queen size bedrooms
3. Separate study and theatre
4. Ducted reverse cycle air-conditioning
5. Great Floor plan with a separate kids wing and Activity room
6. Galley style gourmet kitchen with stone bench tops and stacker slider doors which brings leads out onto the eco wooden deck alfresco
7. Side access for a boat or van
8. Low maintenance reticulated front and rear lawns
9. Beautiful wooden floors
10. Ideally located to the City centre, Parks, Sporting Ovals and the Beach

Don't take my word for this, put this home on your shopping list Enquire with the exclusive selling representative, Dennis Amour 0400 207 529 to make a private appointment to inspect this delightful home

 594 sqm

**\$469,000**

ID# 11921100153