

# 10 Boardwalk Street, Yanchep, WA 6035

## House For Sale

Wednesday, 3 January 2024



10 Boardwalk Street, Yanchep, WA 6035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Tracy and Pam Mother Daughter Team

0474425709

## OFFERS OVER \$539,000 FIRM

Built in 2016 by 'Impressions The Home Builder', this 178m<sup>2</sup> 3 bedroom plus second living/theatre (currently bedroom 4) is situated on an easy-care 300m<sup>2</sup> block just 562m<sup>2</sup> from popular Capricorn Beach, Parks, dedicated open spaces and the future 100M Foreshore Precinct plus a short walk to local shops, doctors, dentist, Pharmacy, day-care and the most popular Primary School in Yanchep! \* Exceptional kitchen with extensive stone bench-tops including breakfast bar, overhead cupboards, 90cm appliances with gas cooktop, double fridge recess.\* Master bedroom with his and hers walk-in-robos, ensuite with large shower, vanity with stone top and separate WC. (Mirror not included however a standard large mirror will be installed prior to settlement)\* Bedrooms 1, 2 and 3 are all queen-size with double robes and adjacent to the main bathroom.\* Acoustic sound-proofing between master and bedroom 2.\* Enclosed second living/theatre area off the main living area is being utilised as the 4th bedroom currently.\* Reverse-cycle ducted and zoned air-conditioning\* TV and data points in all bedrooms, main living and second living/theatre.\* Double garaging with a high door\* Natural Gas\* Infinity Gas Hot Water\* 90cm cooktop and rangehood\* 90cm under-bench oven\* Stone benchtops throughout\* Overhead cupboards to the kitchen\* Double fridge recess\* Large walk-in-pantry\* Large walk-storage cupboard to hallway\* Main bathroom with single shower, vanity with stone top and bath (Mirror not included however a standard large mirror will be installed prior to settlement)RATES: APPROX \$1700 PER ANNUMRENT APPRASIAL APPROX \$520 - \$540 PER WEEKCONTACT AGENTS TO VIEW