

12 Gigondas Street, Yalyalup, WA 6280



House For Sale

Friday, 5 January 2024

12 Gigondas Street, Yalyalup, WA 6280

Bedrooms: 4

Bathrooms: 2

Area: 565 m2

Type: House



Justin Swannell

0405355173

\$675,000

If you are looking for a modern home with all the fruit that is built with meticulous attention to detail, be sure to put this property on your inspection short list. This property has huge side access into a large and open back yard, perfect for those with a boat or caravan. Inside the home offers 4 spacious bedrooms all with built in robes, a large open kitchen area that flows seamlessly into the open plan living, dining and lounge area complete with study nook. The walk-in pantry/scullery is a chef's delight giving ample space in a centrally located room that stays cool. High ceilings throughout, including the double garage and outside alfresco give you that additional feeling of space. The master bedroom is located at the front of the house capturing the natural light and lovely views across the road to the Gigondas Nature Park with a huge lake. Walk into the deluxe ensuite past the his and her robes and treat yourselves with a double shower and double vanity complete with quality fittings. Fully reticulated and landscaped low maintenance gardens without compromising on space. 12 Gigondas Street is suitable for the holiday getaway, permanent home, or an investment rental. This home is close to the beach, a short drive to the iconic Busselton Jetty and foreshore precinct, town centre and central to the Capes Region. If this describes what you are looking for then this property demands your attention. Being here will make it easy for you to enjoy and explore all the South-West has to offer, whether it be the calm waters of Geographe Bay, great surf at Yallingup, the wineries of Margaret River or the local cafes and restaurants, it will all be within your reach. Currently leased on a periodical basis, making vacant possession optional. Contact Justin Swannell for private inspection details if you would like to avoid the home open. Home open Saturday 13th January 11am - 12 noon. Additional Features:

- Ducted air-conditioning with Wi-Fi and zone control - keep cool and control the temperature of each part of your home, even remotely getting it nice and comfy prior to your arrival using the app on your phone.
- 6.6 KW solar system: Save big on power bills.
- Video doorbell: Keep safe, answer the doorbell remotely while watching in real time who is at your front door, all with a simple touch on your phone.
- Double side access for boat/caravan - Double lock up garage with high brick course: Get your Landcruiser in.
- Large back yard for outdoor entertaining.
- Close to GMAS school.
- Floor plans available upon request.

The property has always been meticulously maintained, is presented in excellent condition and is ready to make an impression on today's market. To find out more about this property and discover its many benefits contact exclusive listing agent Justin Swannell on 0405 355 173 or justin@jmwrealestate.com.au