

**120 St Andrews Drive, Yanchep, WA 6035**

**House For Sale**

Wednesday, 12 June 2024



120 St Andrews Drive, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



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**\$750,000 +**

Great for entertaining, your chance to acquire this two storey 4 bedroom executive style residence, offering a unique, idyllic and tranquil lifestyle. Sit back and enjoy the fabulous uninterrupted Golf Course and calming lake views from both levels of this home, in particular the large ground floor outdoor entertaining area with large sliding doors straight out from the kitchen, the delightful views are - 'Picture Perfect' - a true chance to bring nature and the home all into one perfect living space. Offering a very appealing floor plan with the Principal Bedroom and spacious Ensuite offering luxury living complete with plantation shutters, and Bedroom 2,3 and 4 also to the first floor with great golf course views from Bed 2 and 3 - all Queen sized or larger. The ground floor has the family Lounge/Dining with spacious modern Kitchen, plenty of storage cupboards and drawers, 2 ovens, induction hob with integrated extractor hood, Corian bench tops with overhang for the perfect breakfast bar and so much more... enjoy endless views over the Golf Course from the huge alfresco area which leads out to the sunken garden area. There is a superb theatre room, with recessed ceiling and wired for cinema sound. Close the doors and serve the popcorn it's a great space! The laundry located behind the kitchen, is a great size with room for washer and drier and sliding doors leading to the drying area makes wash day a breeze. Located on an easy maintenance 361m block in this sought after Yanchep pocket named after the famous home of golf - St Andrews, finished with aggregate concrete and artificial lawn making this the perfect home for busy families. Just a short walk to lovely parks and open spaces, it really gives a feeling of country living on the doorstep of every possible convenience you will need, in particular the 18 hole Sun City Golf Course & Clubhouse, Yanchep Central Shopping Centre, Daycare Facilities, Yanchep Rise Primary School, Yanchep National Park, fabulous beach's, Yanchep Lagoon and the future railway station is close by and opens soon..

**Property Features:-**

- High ceilings throughout
- Classy large floor tiles throughout the main areas & quality carpets in bedrooms and theatre
- Ducted Reverse Cycle Air-Conditioning throughout
- Gas Hot Water System
- Down Lighting
- 5kw Inverter with 8 Solar Panels To The Grid
- Security Doors
- Integrated Dishwasher To Kitchen
- Skirting Boards
- Low Maintenance Gardens - Views
- Garden sheds
- Built In 2013
- 361m2 Block
- 2 Car Garage
- Long Driveway

**LOCATION:**

- \* Close to Primary Schools
- \* Short drive to the Yanchep Secondary School
- \* Short drive to the beach
- \* Walking distance to parks and playgrounds
- \* 5min to Yanchep Central Shopping centre
- \* 5min to Yanchep National Park
- \* 10min to Two Rocks Marina and boat ramp

With a multitude of new infrastructure arriving, like the much-anticipated Yanchep Foreshore Precinct, Yanchep Train Station and the Mitchell Freeway Extension this coastal town is becoming Perth's fastest growing beachside suburb! Be the first to make an offer on this spectacular property - well priced and well finished, this home offers the ultimate luxury of an easy and relaxing lifestyle in an outstanding location so **DO NOT HESITATE....** Call Jayne today on 0416 377 345 and arrange to view

**Disclaimer:** The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.