

**16 Current Street, Yanchep, WA 6035**

**House For Sale**

Monday, 15 April 2024



**16 Current Street, Yanchep, WA 6035**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



Jayne Mitchell  
0892978111

## Offers over \$699,000

You will love the peaceful beachside living that Yanchep offers in this expansive 4 bedroom, 2 bathroom plus theatre room and games room home. Offering space and comfort for the whole family, located beachside of Marmion on the much sought after Capricorn Development. Built in 2008 and situated on a landscaped 551 sqm corner block, 16 Current Street is in an elevated position with Northerly aspect in a prime location. This property is perfect for the large family or entertainer given the well thought out and separated living design of the home. As you enter the home you will find the master bedroom, with a huge ensuite and corner spa bath, and the separate theatre room situated to the front of the house and additional 3 Queen sized bedrooms and 3 living spaces to the rear. The central hub of the home offers generous open plan kitchen, dining and family area that opens onto the under main roof alfresco and a wrap around garden. A peaceful water feature in the entertainers patio area ensures total relaxation and yet still room for the kids to play or space for a pool. When you're ready for the beach, fishing, taking the boat out or dining on the water, all amenities and beaches are just moments' walk or a short drive down the road.

**FEATURES YOU'LL LOVE-** Large master bedroom with walk-in wardrobe and hotel style ensuite- Generously sized additional bedrooms- Spacious games room with access to the rear lawned garden- Large second living room/theatre separate from main living with double doors- Vinyl flooring throughout main areas and carpet to the bedrooms- Split reverse cycle air-conditioning to the living areas and main bedroom- Large double remote door garage and drive- Bigger than average 510smq corner block- 222 sqm living - Builder The Homebuyers Centre

**LOCATION** Walking distance to Yanchep Beach primary School, Lil Sissta Cafe, Indian Restaurant, medical centre and more. Walk to the beach or short drive. Close to the new Yanchep Railway Station. Short walk to Splendid park and all sporting facilities. 5 minutes to the Sun City Golf Course, Yanchep National Park and the Yanchep Lagoon. 8 Minutes to the Two Rocks Marina and Cafes/Restaurants. This property's size and attraction requires your viewing, either in person, if you are looking to move seaside, or via video if you're an investor and seeking something just perfect to lease. Contact Jayne to snap this one up before someone else does 0416 377 345.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.