

**16 Leisure Way, Yanchep, WA 6035**



**House For Sale**

Friday, 17 November 2023

16 Leisure Way, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



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## Offers in the \$600,000's

It gives me great pleasure to bring this supersized family home to the market for sale, located in a quiet, peaceful street, on a prime 544sqm block overlooking the lush Leisure Park. This substantial home offers huge bedrooms, perfect for growing families with teens who need their own space and their big beds! With a diverse floor plan complete with multiple separate living areas including a study, theatre and open plan family and dining, there is room for family movie nights together and plenty of room for when everyone needs their own space and summer comfort is guaranteed with the ducted air conditioning system. Enjoy the peace and serenity of relaxing on your deck with a tea or coffee while you overlook the children playing in the playground or enjoy a glass of wine while you feel the breeze and watch the sunset through the trees. Yanchep Beach Primary School, Atlantis Early Learning Centre, Medical Centre, Pharmacy, shops and Lil' Sistas Cafe is a 2 minute stroll around the corner and you are spoilt for choice with plenty of parks with Granite Park and Treeside Park at either side of Leisure Way, and a playground in Leisure Park opposite your front door, you just don't get a better spot than 16 Leisure Way. Yanchep Lagoon beach area is only a short 20 minute stroll, or a few minutes drive away. What we love; - A plenty of curb appeal with a decked area at the front, overlooking tranquil parklands - A sense of light and space is created from the moment you enter the home with contemporary timber floors and skirting boards running throughout the living areas and a feature coffered ceiling in the entry - A huge master bedroom is positioned off the entry boasting quadruple sliding robes offering an abundance of storage space, the room is large enough to fit a king size bedroom suite and still have plenty of room for comfort. - The master suite is well finished with a sizeable ensuite with a large shower, double vanity and separate new toilet - A dedicated home office is located towards the front of the home, providing a quiet space when working from home or for young adults needing space to study. No need for a home office? This could be a 5th bedroom, toy room, gaming room or anything else your family requires. - A light filled and spacious informal family and meals area is overlooked by the galley style kitchen. This kitchen is complete with 900mm stainless steel appliances including oven, rangehood and gas cook top, has a built in corner pantry and fridge and dishwasher recesses. - A well thought out floor plan with an additional "nook" located next to the kitchen makes for the perfect coffee / tea station, family organisation station, or space for overflow of appliances. There is a convenient walk through to the shopper's entry door which allows secure entry into the home from the lock up double garage. At the rear of the garage is a roller door that leads to the back of the home, very convenient for bikes, scooters, toys, or to park a trailer with jet skis or even a small boat - The home theatre is carpeted for comfort and has double doors so can be completely sectioned off from the open plan area. - The open plan family and dining have high ceilings making a generous space feel even bigger, with direct entry to the decked alfresco entertaining area overlooking the sizable yard. This large block allows for more than enough room for a pool, still leaving space for children and animals to run and play - Bedrooms 2, 3 and 4 would all comfortably fit queen size beds, with bedroom two boasting a walk in robe and bedroom 3 and 4 with built in robes - A bathroom / powder room set up is found between the minor bedrooms, with a shower, bath and vanity that can be conveniently shut away when visitors call with a separate new W/C and vanity for guest use and to take pressure off busy households when getting ready at once - Built in broom cupboard alongside the W/C and vanity - The laundry and walk in linen cupboard are positioned at the back of the home with a door leading direct outside Extra features; - Built 2007 - Block size 544sqm - House size approx. 230sqm - Freshly serviced Evaporative air conditioning system - Gas bayonet located in the open plan area - New flyscreen to the rear sliding door - New toilets - Ensuite shower recently regROUTED with epoxy waterproof grout - Council rates approx. \$1943 p/a - Water Rates approx. \$1055 p/a