

# 2 Mooball Street, Yanchep, WA 6035



## House For Sale

Friday, 17 May 2024

2 Mooball Street, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 462 m2

Type: House



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## High \$700,000's

Welcome to the mesmerising, 2 Mooball Street, Yanchep. This stunning and modern family home located in the beautiful coastal suburb of Yanchep. As a spacious and well-appointed property, it boasts 4 bedrooms, 2 bathrooms, and a wealth of luxurious features designed for comfort and convenience. Perfect for families, professionals, or those seeking a serene lifestyle. This home offers everything you need and more with no expense spared.

**Key Features:**

**Bedrooms & Bathrooms:** 3 queen-sized bedrooms, each providing ample space, storage, and comfort. 2 Master King Sized Bedroom with walk in robe. 2 modern bathrooms, both equipped with toilets for added convenience.

**Kitchen:** Gourmet kitchen featuring a double 600mm steamer and convection ovens and dual warming draws underneath. 900mm induction hob paired with a powerful 900mm extraction fan. High-end Miele appliances. Large walk in pantry.

**Living & Entertainment:** Spacious living areas with 32-course ceilings and elegant 600x600 gloss tiles. Complete theatre room. Study room with double doors, perfect for a home office or quiet retreat. Fully ducted reverse cycle air conditioning, serviced annually, ensuring year-round comfort. Integrated WiFi Heos speakers with 3 separate Heos units, allowing different music in each room or throughout the home for seamless audio entertainment.

**Security & Utilities:** Comprehensive alarm system and CCTV (9 channel Milesight Pro) system covering all sides of the property, including inside the garage. Electric roller shutters fitted by Oz Shutters on all windows and sliding doors (excluding front and garage rear door) for added security and privacy. Plumbed water supply for the fridge, providing chilled and filtered water on demand. Water filtration system with water softener scrubber for clean and safe water throughout the home.

**Outdoor Features:** Reticulated front yard and manicured council verge, ensuring lush, green surroundings with minimal effort. Gated side access for up to a 30 foot caravan, with TV point and data connection. Dedicated spa area (The spa is not included in the sale price, but can be negotiable). Compliant fencing for safety, and a purposeful gate within the garage protecting the solar battery's.

**Additional Amenities:** 4kW solar with dual battery system. Laundry room with ample space and functionality. Extra storage solutions throughout the home. Plantation shutters throughout, adding a touch of elegance and control over natural light. Carpeted bedrooms, study, and theatre room for warmth and comfort. Loft fit-out, including 10m<sup>2</sup> of additional storage and built in ladder system.

**Nearby:** Stunning beaches and coastal parks for outdoor recreation. Local shops, cafes, and restaurants for convenient dining and shopping. Quality schools and childcare facilities. Yanchep National Park, perfect for nature lovers and family outings.

Don't miss the opportunity to make this exceptional property your new home. With its blend of luxury, functionality, and prime location, 2 Mooball Street is truly a dream come true. Contact us today to arrange a viewing and experience all that this remarkable home has to offer.

Approximate expected rental income \$800 - \$850 per week  
Council rates \$1,900 P/A  
Water rates \$1,052 P/A

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