

2 Yulan Close, Greenwood, WA 6024

House For Sale

Thursday, 30 May 2024



2 Yulan Close, Greenwood, WA 6024

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 708 m2

Type: House



Jo Femia

0894400538

\$750,000+

Live in this ideally located corner property and later renovate or subdivide (STCA). Set on a large (708 m²) corner block, this neat brick-and-tile three-bedroom home enjoys a wonderfully convenient location, close to shopping centres, city, schools, parks, beaches and transport. The home fronts the quieter Yulan Close, with a concrete driveway leading to an oversized single carport, and uncovered spaces for an additional three cars. A tiled entry leads into a spacious tiled living area. The open-plan family, meals and kitchen area flows out to an enclosed patio that makes an ideal games room. The updated kitchen includes a ceramic cooktop, pantry, double sink and smart corner window. A wide northern pergola with paving and shade cloth looks out on a raised garden bed and so is perfect for barbecues with family and friends. Three carpeted bedrooms, the master bedroom with a walk-through robe and semi ensuite. Two bathrooms (one with a bath and separate shower). Further highlights include: Ducted reverse-cycle air conditioning; large laundry with direct access to outdoors; curtains and blinds to windows; solar panels to save on energy. Located on a corner block of 708 m² with R20 zoning, there is also the extraordinary opportunity to develop the site at any time in the future with a two-lot sub-division (each of at least 350 m²), STCA. Refer to WAPC corner lot policy and Planning Department at the City of Joondalup. Location-Shopping choices: Coolibah Plaza (a 7-min walk); Greenwood Village & Coles (1.8 km); Kingsley Shopping Centre (2.1 km); Kingsway City Shopping Centre & Woolies (3.8 km); and Warwick Grove Shopping Centre & Kmart (4 km)-Recreation choices: Park (3-min walk); gym (1.9 km); 10-pin bowling (3.7 km); cinema (3.8 km); Warwick Stadium (3.9 km); and tennis/ bowls/ golf (4 km)-Zoned for West Greenwood Primary (only 700m) and Greenwood College (just 1 km), with Liwara Catholic Primary and Montessori School nearby -Easy access to Hepburn Ave and Mitchell Freeway-Transport choices: Bus stops are just outside and they connect to the Whitfords and Warwick train stations on the Joondalup line (or Greenwood station is just 1.5 km and then it's a 16-min train ride to the City)-Perth City (18 km or 20 min); Sorrento Beach (6 km or 10 min) This is a spacious home on a large block, with additional potential as a 2-lot development site, so call Jo Femia on 0402 459 400 for further information or to arrange an inspection. Brick and Tile Construction Land Area | 708 sqm Outgoings Council (City of Joondalup) | \$1,688pa (23/24 FY) Water Corporation | \$1,119.72pa (23/24 FY)