

**21 Avon Road, Yanchep, WA 6035**

**House For Sale**

Friday, 5 April 2024



21 Avon Road, Yanchep, WA 6035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: House**



Jayne Mitchell  
0892978111

## Offers over \$520k

Inviting all first-time buyers, retirees and investors! This tastefully designed home boasting a versatile floorplan welcomes you with open arms. Featuring a light-filled open plan living and dining area, complemented by a well equipped kitchen with a breakfast bar, this home offers both functionality and style. A theatre room at the front of the home offering separation and space to watch your own programmes. Currently used as Bedroom 4 by the owners. Three further bedrooms provide ample space, with the principal bedroom boasting his/her walk-in robes and a modern ensuite, while the kids' rooms feature built-in robes and share a stylish central family bathroom. Entertain effortlessly with the family living zone opening out to an under main roof alfresco area and a paved easy-care back garden with some artificial lawn. Enjoy the convenience of the low-maintenance front garden hedging and lawn, effortlessly serviced by reticulation. Complete with reverse cycle split air conditioning unit, linen/storage space, high ceilings, and access to a very high double remote garage, this home offers comfort and ease of living. Positioned perfectly close to everything you need, this is a savvy investment opportunity not to be missed. Act now and secure your slice of convenience!

**MAIN FEATURES**  
3 bedrooms  
Theatre Room  
Lounge/Dining/ kitchen area  
2 Bathrooms  
High ceilings  
Extra high garage door  
Alfresco  
Solar power- 5kw inverter  
Reticulation  
Air conditioning  
Ceiling fans in all bedrooms  
Security Cameras  
Rainwater Tank  
Built 2015  
Builder Homebuyers Centre  
LOCATION  
Metres to the Yanchep Central Shopping centre  
Walking distance to Gyms, Cafes, Schools  
Short drive to the new Yanchep Railway Station  
5 minutes to the Golf Course, Yanchep national park and the Yanchep lagoon  
10 Minutes to the Two Rocks Marina  
Contact Jayne to snap this one up before someone else does  
0416 377 345  
Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.