

# 23 Panarea Crest, Yangebup, WA 6164

## House For Sale

Monday, 20 May 2024

23 Panarea Crest, Yangebup, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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## "LOW \$1 MILLIIONS"

This immaculately presented circa 2011 four bed, two bath plus study family home situated in an elevated location with ocean glimpses offers comfort and style for the whole family! Featuring a functional floor plan, in exceptional condition and an entertainer's delight. Interior living space includes open plan kitchen/family/meals area, separate study/bed 5, theatre, large games room, master bedroom suite with open plan ensuite, other bedrooms carpeted with built in robes plus 3rd bedroom with walk in robe, main bathroom, second toilet and laundry off kitchen. Positioned in the heart of the home lies this stunning kitchen featuring expansive 30mm Essa stone bench top, large breakfast bar, double sink, glass splash back, European stainless-steel appliances including 5 burner gas hot plates including wok burner, 900mm under bench electric oven, dishwasher plus soft closers to drawers, plenty of overhead and under bench cupboards, double fridge recess plus walk in pantry. Features also include stunning spotted gum wooden floorboards and 31 Course ceilings throughout main living, 2 x split system air cons, ducted evaporative air conditioning, some double glazing, gas bayonet heating, security system with perimeter function, security intercom system, Crim safe security doors, double power points, skirtings and feature downlights throughout. Entertain your friends and family under the extended alfresco entertaining area complete with automatic shade blinds. Low maintenance back garden or watch the sunset go down in the fully enclosed front yard with artificial turf - perfect for kids play area. Exterior features include automatic reticulation, energy efficient heat pump 5 star rated hot water system, outdoor storeroom with roller door and double garage with automatic roller door. The home is exclusively located all in a great pocket of Yangebup, that is just minutes' drive to South Coogee Primary, St Jerome s Primary and Mater Christi Catholic College. Only 1km away is Beeliar Village which includes Cole's, Aldi supermarket, local cafes and restaurants, doctors, pharmacy and other specialty shops. Just 5.2kms to Coogee Beach, 11.7kms to Fremantle, 5.9kms to Gateways Shopping Centre and Cockburn Central Train & Bus Station. Interested in knowing what is happening in your suburb and potentially what your property might be worth in today's market then call Andrew for an obligation free chat today. Exclusive Listing Agent ANDREW MULCAHY on 0419945678."ASK ANDREW"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.