

**30 Seaside Avenue, Yanchep, WA 6035**

**Sold House**

Sunday, 10 March 2024



30 Seaside Avenue, Yanchep, WA 6035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Tracy and Pam Mother Daughter Team  
0474425709

**\$715,000**

OPEN HOME CANCELLED - UNDER OFFER Built in 2020 by New Generation Homes this simply gorgeous 220m<sup>2</sup> 3-bedroom, 2-bathroom home with second living/theatre-room is situated on a 350m<sup>2</sup> corner block with views down the street to the Ocean!! Check out the last photo to see the OCEAN VIEW!! • Kitchen with stone benchtops, 90cm gas cooktop, 90cm rangehood, 90cm under-bench oven, dishwasher, microwave shelf, overhead cupboards, soft-close to all cupboards and drawers plus shopper entry. • Scullery with double fridge recess, masses of shelving, stone benchtop with cupboards below. • Dining area opens out through sliders to a lovely north facing patio area with easy-care gardens. • Very generous living area in the centre of the home beautifully designed with feature recessed ceiling, gorgeous windows, and plantation shutters. • Master bedroom is king-size with stunning ensuite with large walk-in-robe, bath, vanity and separate WC. • Bedrooms 2 and 3 are both queen-size with robes. • Main bathroom is beautifully positioned between bedrooms 2 and 3. • Laundry is situated off the kitchen with masses of linen storage and opening out to an easy-care area with clothesline. • Enclosed theatre-room/second living with double glass frosted doors and views down the road to the ocean. • Crim-stop screens to all external doors and opening windows. • High ceilings throughout with feature recessed ceilings to theatre and living area. • Ducted reverse-cycle AC throughout. • Blue-board has been installed over the double-brick throughout then plastered and painted. • Skirtings and downlights throughout. • Security alarm • North facing windows to catch that winter sunshine. • Natural gas with Infinity Gas hot-water. • Quality wood-look vinyl planking throughout with tiles to wet areas. • High quality window treatments consisting of plantation shutters, timber blinds and sheers. • Double garaging from rear laneway with shopper's entry plus another external door to utility side of the house. • 100m to Beach access at the bottom of the street. • Stroll down to the Lagoon Café in just 5 minutes. • Walking distance to an excellent primary school, day-care, doctors, dentists, cafes and restaurants and future Foreshore precinct soon to start the next stage. • APPROX RATES: \$1750 annually . • RENTAL APPRAISAL \$620 per week.