

**32 Sinagra Way, Yangebup, WA 6164**



**House For Sale**

Wednesday, 29 November 2023

32 Sinagra Way, Yangebup, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 655 m2**

**Type: House**



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## Call For Price Guide

Welcome to 32 Sinagra Way, Yangebup! This stunning 4-bedroom, 2-bathroom family home is now available for sale. Situated on a generous 655sqm green title block, this property offers a fantastic layout with ample space for your family to grow and thrive. Located in the sought-after Ocean Vista Estate, this property offers convenience, size and tranquillity. Enjoy easy access to nearby parks, schools, shops, central to the beach and freeway. The vibrant Beeliar Village is just a short drive away, providing endless entertainment and dining options. As you enter stunning double door entry you'll be greeted by a spacious and light-filled hallway leading through to the heart of the home. A huge open plan kitchen, dining and family room that can hold large family gatherings is the envy for families that love to entertain. The modern kitchen features size, sleek countertops, ample cupboard space and quality appliances, making it a chef's dream to prepare and cook anytime of the day. The alfresco is well positioned just out from the open plan living with cafe blinds to protect you from the elements. The property also includes a double garage and a 6m x 5m powered work shed with 3 phase power, ensuring secure parking for up to 3 large vehicles undercover and additional work and storage space. Parking extra vehicles, trailers, boats, caravans here is a huge bonus. The home has four huge bedrooms and offer plenty of natural light in all. The master bedroom boasts a private ensuite, providing a cosy retreat after a long day. The secondary bedrooms all have built-in wardrobes and roller shutters and are in the far west wing of the home. The theatre room used as a home office or could be used as a 5th bedroom is positioned at the front of the east facing home. This home also boasts a large games room and has the French doors to separate from the main living area. There are so many options here to play with because of this well-designed layout. Outside, the expansive backyard presents endless possibilities. Whether you envision a play area for the kids, a pool or a space to grow your home fruit and vegetables, there is ample space to bring your dream outdoor oasis to life.

- A well-designed modern family home built in 2005
- Open plan layout, high ceilings & bamboo flooring
- 3 huge living rooms, games, family & theatre
- Alfresco dining with cafe blinds, roller shutters
- Air Conditioning, roller shutters & security doors
- Powered work shed (6m x 5m) with side access
- Low maintenance gardens & close to all amenities

Don't miss out on this fantastic chance to make 32 Sinagra Way your own. Contact Xavier today for more information.