

**33 Seagrass Street, Yanchep, WA 6035**

**House For Sale**

Friday, 3 May 2024



33 Seagrass Street, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: House**



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## Mid to High \$600,000's

Imagine sitting and relaxing under the front verandah whilst all you can hear is the trees rustling and the occasional tweet of birds. This tranquil setting opposite country living homes on lifestyle blocks is very unique. Matched to Perth's sunny Mediterranean lifestyle there is a sophisticated, stylish, coastal vibe that is both enticing and intoxicating. With a living area of over 170 sqm the home is the perfect size no matter what stage of life you are at. While it is currently used as a 3 bedroom home, it is larger than many 4 bedroom houses in the area. If you do require a 4th bedroom, the spacious home theatre would be perfect or the large home office which was a bedroom on the plan. The location could not be better. It offers a fantastic lifestyle in the thriving Capricorn Estate. You have the best of both worlds... being located in a whisper quiet location, yet still being just a short distance away from Yanchep Central Shopping Centre, the Mitchell freeway access, the new Yanchep train station, Two Rocks Marina and the glorious Indian Ocean and Yanchep Lagoon. You are going to fall in love. The beautiful front elevation, gives an early indication of the stunning property that lies within. The central focal point of the home is the supersized open plan kitchen, dining and living areas. With high ceilings and large windows, complimented by tiled floors, it is spacious, contemporary and full of light. Sliding doors extend the living spaces outside to the outdoor entertaining area perfect for enjoying a meal under the stars. The kitchen is an entertainers dream. It features metres of benchtop space and incorporating a breakfast bar and good size pantry. You can just visualise friends and family congregating around the breakfast bar while delicious meals are being prepared. Adjacent is the home theatre where you can lock yourself away in comfort and watch your favourite movies or sports. It boasts 2 long windows with tree views, so is a versatile space that could be used as a 4th bedroom, craft room or a childrens play room (it is always good to have a room you can close off with all the toys etc in it!). The luxurious beautifully appointed master suite is located at the front of the home. It has a great size walk in robe and stylish ensuite. There are a further two generous queen size bedrooms with wardrobes at the rear of the property. The family bathroom is perfect for a family with a bath, shower and vanity and separate toilet located off the laundry. The generous laundry offer plenty of storage with direct outside access to the washing line. The extra large double garage has storage space at the side and the convenience of a shoppers entry in to the home. Some Of The Extras And Inclusions In This Amazing Property:- Split reverse cycle air conditioning.- Gas hot water.- Tall ceilings to open plan kitchen, dining, living and undercover alfresco.- Low maintenance front and rear gardens. Plus so much more!. LOCATION Walking distance to Yanchep Beach primary School, Lil Sista's Cafe, Indian Restaurant, Medical centre and much more. Walk to the beach or a short drive. Close to the new Yanchep Railway Station. Short walk to Splendid park and all sporting facilities. 5 minutes to the Sun City Golf Course, Yanchep National Park and the Yanchep Lagoon. 8 Minutes to the Two Rocks Marina and Cafes/Restaurants. Often sought and rarely found this great property is waiting for you. Don't delay contact Jayne Mitchell on 0416 377 345 for more information. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.