

**333 Yangebup Road, Yangebup, WA 6164**

**House For Sale**

Thursday, 13 June 2024



333 Yangebup Road, Yangebup, WA 6164

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 389 m2**

**Type: House**



Tanya Forzatti  
0417181841

## Offers Over \$599,000

Escape the hustle and bustle and find serenity in this lovely home, directly opposite Mater Christi Catholic Primary School and Divine Mercy. Immerse yourself in the tranquility of bush and lake walks, just moments from your doorstep and step inside and discover a haven of comfort and functionality! The master bedroom boasts a luxurious walk-in robe and the remaining bedrooms offer ample storage with two minor bedrooms with freestanding robes, ensuring everyone has a designated space for their belongings. The conveniently located semi-ensuite bathroom features a vanity, shower, and bath. Entertain in style with the spacious front lounge and dining area. The heart of the home, the renovated kitchen, is a chef's dream. Featuring a breakfast bar, overhead cupboards for additional storage, a gas cooktop, a gas oven, dishwasher recess, fridge recess, and a handy pantry. The open-plan family and meals area fosters connection and togetherness. For movie nights or game nights, the sunken games room provides a dedicated space for entertainment. Step outside and unwind in the paved patio entertaining area - perfect for barbeques with family and friends. The enclosed front yard provides a safe space for children and pets to play, while the automatic reticulation keeps your garden looking lush and vibrant all year round.

- Security roller shutters & screens
- Ducted evaporative air conditioning
- Ceiling fan to master bedroom
- Pot belly fire
- Gas hot water system
- Paved patio entertaining area
- Automatic reticulated
- Single lockup garage

**EXTRA DETAILS;**

- Built in 1986
- Land Size: 389sqm
- Total Roof: Approx. 179sqm
- Council Rates: Approx. \$TBA p/a
- Water Rates: Approx. \$1134 p/a

**NEARBY AMENITIES;**

- Local IGA and shops - 1.4km
- Yangebup Primary School - 1km
- Mater Christ Catholic Primary School - 200m
- Cockburn Gateway Shopping City - 5.2km
- Cockburn Central Train Station - 5.2km
- Coogee Beach - 7.7km
- Fiona Stanley Hospital - 9.3km
- Fremantle Town Centre - 14km
- Perth CBD - 24.7km

Located in Yangebup, this property enjoys the benefits of a peaceful suburban lifestyle while still being conveniently close to amenities. Schools, parks, shopping centre's, and public transport options are all within easy reach, ensuring you have everything you need at your fingertips. Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.