

**36 Seadrift Street, Yanchep, WA 6035**

**Sold House**

Friday, 25 August 2023



36 Seadrift Street, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Tracy and Pam Mother Daughter Team

0474425709

**\$769,000**

UNDER OFFER - OPEN HOME CANCELLED Built in 2012 by 'The Rural Building Company' this 324m<sup>2</sup> home is situated on a 392m<sup>2</sup> block only one house back from Oceanfront with beach access just a few metres away and located in one of the most sought-after streets in Yanchep! Freshly painted throughout, this home is ready for a family to love it and make it even more special than it already is. Boasting 4 generous bedrooms, 2 large open-plan living areas, separate study and two super-sized balconies plus double garaging. FEATURING:

- Upstairs there is the fabulous open-plan kitchen/dining/living area with soaring ceilings and loads of light from super high windows with all this opening out to the massive under-roof tiled deck area with amazing views.
- Kitchen with Island bench and breakfast bar with plenty of bench-space, laminate tops, 60cm electric cook-top with 70cm under-bench electric oven, 90cm rangehood, overhead cupboards, double pantry, double fridge recess, microwave recess and dishwasher.
- Also upstairs, is the massive master bedroom boasting plantation shutters, a very large walk-in-robe and spacious master ensuite with extra-large shower recess and his and hers vanities. Separate powder-room with access from both the master ensuite and from the exterior hallway for guests.
- Downstairs there is a fabulous large living area with RC split AC unit opening out to the massive, decked area and grassy backyard with easy-care gardens and outdoor shower for when you return from the beach!
- Bedrooms 2, 3 and 4 are all queen-size with double sliding mirrored robes, ceiling fans gorgeous plantation shutters to all.
- Good size study with sliders out onto the downstairs deck area.
- Generous laundry and separate WC plus large under-stairs storage.
- Low maintenance gardens.
- Solar hot water.
- Blackbutt floorboards to all high traffic areas, carpet to bedrooms with tiles to wet areas.
- Reverse cycle split systems to upstairs and downstairs living area's
- Double garage.

RATES APPROX \$1900 PER ANNUM RENT APPRAISAL - \$720 - \$750 PER WEEK SEE VIDEO WALKTHROUGH Just a 5-minute walk to Yanchep Lagoon almost directly in front is a very popular surf spot. Walking distance to bus stop, Yanchep Beach Primary School, shops, medical centre, pharmacy, dentist, takeaways, café, restaurant plus the 'Lagoon Café' and so much more... ALL GENUINE OFFERS WILL BE CONSIDERED