

**36 Seaside Avenue, Yanchep, WA 6035**

**Sold House**

Friday, 13 October 2023



36 Seaside Avenue, Yanchep, WA 6035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



Tracy and Pam Mother Daughter Team  
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**\$645,000**

NOW UNDER OFFER! Ideal for downsizers, retirees, investors or executives, this home is in an extremely desirable part of Yanchep, enjoys beautiful sunsets and Ocean views from the front yard and upstairs living area and is super close to our pristine beaches and the infamous Yanchep Lagoon! Built in 2012 this 234m<sup>2</sup> home is situated on a 351m<sup>2</sup> block featuring 3-bedrooms, 2-bathrooms with study and second living or theatre-room upstairs plus rear access double garaging and brilliant outdoor entertainment area. Needing a little paint and polish with the opportunity to put your own touch on this excellent property. View the video walk thru <https://youtu.be/v0UGQR1aF9Y> Let's see what else this brilliant property features:

- Lovely open-plan kitchen/dining/living area opening out to large under-roof alfresco.
- Kitchen with 30mm Essa Stone tops and Island bench with breakfast bar, lovely soft-close cabinetry including overhead cupboards and double pantry, 90cm gas cooktop, 90cm electric under-bench oven plus rangehood, plumbed double fridge recess, microwave recess and dishwasher recess.
- Generous open-plan dining and living, light and bright and cosy with wood-burner, with all this leading out to the fully enclosed all weather alfresco/entertainment area.
- Tucked around the corner near the garage internal access is a secluded built in study area.
- Upstairs there is a fabulous large open plan entertainment area/second living/ theatre-room with plantation shutter and gorgeous Ocean/ sunset views!!
- Master bedroom is downstairs boasting plantation shutters, a fabulous fully organised walk-in-robe and simply beautiful master ensuite.
- Bedroom 2 is queen-size with double robes and plantation shutters.
- Bedroom 3 is also queen-size with double robes and white timber blinds.
- Gorgeous vertical feature wall panelling to main living and study.
- Generous laundry.
- Low maintenance gardens.
- Gas bottles however natural gas is available for connection.
- Bamboo laminate floor-boards to all traffic areas, carpet to bedrooms and upstairs living with tiles to wet areas.
- Solar system.
- Wood-burner.
- RC Ducted and zoned AC.
- Double garaging.
- Rates - Approximately \$1,700 per annum.
- Rental Appraisal - \$580 to \$600 per week.

Yanchep Lagoon within a 5-minute walk, and a very popular surf spot close by. Walking distance to the bus stop, Yanchep Beach Primary School, shops, medical centre, pharmacy, dentist, takeaways, café, restaurant plus the under refurbishment is the iconic 'Lagoon Café' and so much more...