

38 Brazier Road, Yanchep, WA 6035

House For Sale

Wednesday, 31 January 2024



38 Brazier Road, Yanchep, WA 6035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 826 m2

Type: House



Tracy and Pam Mother Daughter Team
0474425709

OFFERS OVER \$799,000

FIRST OPEN HOME SUNDAY 4TH FEB - 1PM TO 1.40PM Don't miss this rare opportunity to purchase this simply gorgeous Spanish style Villa almost directly opposite the walkway to Yanchep Beach! Perfect retirement home, downsizer, holiday home or investment property. Built in 1994 on this gorgeous 826m² block, this exceptionally well maintained 3 bedroom, 2 bathroom home with separate garage/workshop has been a much loved family retreat as well as having been extremely popular property on 'STAYZ PERTH' as a holiday home rental at \$200 per night (2 night minimum booking) This is not available now.* Open-plan kitchen, dining, living leading out to a simply gorgeous outdoor entertainment area with grape vines, lovely easy-care gardens, additional under cover entertainment area with built in BBQ and pizza oven in this pretty private area with a lovely outlook.* Kitchen with plenty of cupboards, draws plus corner pantry, 60cm rangehood, 60cm freestanding stainless-steel cooker with electric hobs, dishwasher, plenty of bench-space, double stainless steel sinks with under-bench water filter and single fridge space.* Very generous living and dining area with soaring ceilings, lovely big built-in wood-burner, massive, stylish and very effective ceiling fan and gorgeous big windows.* Master bedroom overlooking and also opening out to the patio and grape vines, this room is very generous with triple sliding robe and a substantial ensuite with large vanity, shower and WC. * Bedrooms 2 and 3 are both queen-size with double robing.* Main bathroom, WC and laundry are combined and also have an exterior door leading out to the laundry,* Hot water is electric storage.* Alarm System* All 3 bedrooms have reverse-cycle split AC systems installed.* 'Friendship Agreement' within the similar neighbouring homes - \$400 per quarter allows pool access, shared bore water for reticulation plus lawn mowing. * RATES: Approximately \$1500 per annum* RENT APPRAISAL: \$650 - \$670 per week