

38B Warma Way, South Yunderup, WA 6208

— Mandurah

Sold House

Wednesday, 27 September 2023

38B Warma Way, South Yunderup, WA 6208

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 461 m²

Type: House

\$800,000

Chris Parsons from Harcourts is privileged to be chosen to represent 38B Warma Way, South Yunderup. This extraordinary two storey residence is nestled on the breathtaking South Yunderup canals and has been designed to allow the lucky residents to fully embrace the waterfront lifestyle, featuring multiple spacious indoor and outdoor living areas with mesmerising water views, and a private jetty. Step inside into an inviting entrance hall that leads you to the expansive and sunlit downstairs living, dining, and kitchen area. Full-height windows and sliding doors here allow you to really take in the impressive canal views and give access to the waterfront so you can immerse yourself in the true essence of living on the water. Prepare to be amazed by the high-end kitchen, boasting an array of features that are sure to impress. With overhead display cabinets, sleek stone benchtops, dark under-bench cabinets, a convenient breakfast bar, spacious fridge recess, and a corner pantry with a feature glass door, this kitchen is as functional as it is stylish. Stainless-steel appliances, including a freestanding oven with a gas cooktop, an elegant glass range hood, and a dishwasher, complete the picture. Recessed ceilings and stylish downlights further enhance the downstairs living area, while a split system air-conditioner ensures your comfort. Open the stacker doors, seamlessly merging the indoors with the outdoors, and step onto the waterfront deck. Adorned with a lined ceiling and blinds, this space is perfect for entertaining guests or simply finding solace as you unwind and relax. Journeying upstairs, you'll discover an exclusive retreat designed for parents. The expansive lounge/retreat area features stunning Jarrah flooring and is equipped with air-conditioning. The huge master bedroom boasts a generous walk-in robe and an ensuite bathroom tiled in a timeless black and white colour scheme providing the convenience of a shower, a spacious corner vanity unit, and a private toilet. Sliding doors from both the master bedroom and the upstairs living area open onto a delightful water-facing balcony, inviting you to savour the views and serenity here. Bedroom two and bedroom three, located on the ground level, provide comfortable retreats for family members or visiting guests. Each room is equipped with air conditioning and an inbuilt robe. Additionally, a private office can be accessed via the garage or waterfront, providing a fabulous space for those who work from home. The downstairs bathroom, featuring a bath, shower, and vanity unit, follows the elegant black and white colour scheme, and a separate toilet in the powder room is conveniently located nearby. At the rear of the garage, a storage room offers ample space for storing belongings, while a shopper's entry from the garage to the entrance hall provides easy and sheltered access to the indoors. Situated on a 461-square-metre block (approx.), this remarkable property has a jetty right at its canal front, granting effortless access to the canals and waterways to explore the nearby local restaurants in Yunderup, or venture further towards Mandurah or Ravenswood. Our property management team have estimated a rental return of \$800 per week is achievable in the current market. Astute investors are sure to be drawn to this property due to the low maintenance nature of the home and enticing waterfront location. South Yunderup is one of the Peel Region's best kept secrets. This picturesque suburb borders the Estuary and Murray River offering an abundance of parks, public open spaces & estuary access. The iconic 'Adventurescape playground' is a huge asset to any family-orientated households, plus there is Austin Cove Baptist College and multiple café/restaurants, a sports & recreation club and a shopping precinct in the immediate local area. Just 12.5km from the Centre of Mandurah and a 5 minute drive from the Kwinana freeway heading to Perth, South Yunderup is consistently showcasing some of the best-value homes available in the market. Call us today on 0459 752 640 arrange your viewing and take the first step towards a lifetime of waterfront living!

Featuring: Two story canal residence with multiple indoor and outdoor living areas
Spacious tiled open plan kitchen, living dining area on ground level with a beautiful water outlook
Stacker doors fold back to allow access to the deck on the waterfront
High specification kitchen with feature glass pantry door, overhead display cabinets
Stone benchtops and breakfast bar
Stainless steel appliances including freestanding oven with gas cooktop, feature glass rangehood and dishwasher
Wide fridge recess
Corner pantry
Downlights and feature recessed ceilings
Split system air-conditioning
Decked outside patio with a lined ceiling and blinds
Solar panels
Upstairs can be the exclusive retreat of the parents if you wish, with a very large parents lounge/retreat with beautiful wood-look flooring, air-conditioned
Extra large master bedroom (6 metres long approx.) including massive walk in robe and ensuite bathroom with shower, large corner vanity unit and privacy toilet
Sliding doors leading from master bedroom and the upstairs living area to water-facing balcony
Bedroom two and bedroom three on ground level, each with air conditioning and built in robe
Downstairs bathroom with bath, shower and vanity unit
Office accessed via the garage or the waterfront
Separate toilet/powder room
Storage room at rear of garage
Shoppers entry from garage into entrance hall
Jetty
461 sqm block (approx.)
This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct,

Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.