

# 4 Sunningdale Road, Yanchep, WA 6035



## House For Sale

Monday, 17 June 2024

4 Sunningdale Road, Yanchep, WA 6035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



Claire Morrell

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**Offers Over \$589k \*\* UNDER OFFER \*\***

Great opportunity, nest or invest, or both, You can have it all..... There are great options for spacious family living with three living area's, or as a split occupancy arrangement. The property has currently been divided to accommodate 2 tenants/couples. The rear accommodation has been adapted for assisted living with a fully renovated and fully tiled modern bathroom. The seller is happy to restore the original opening if required. The front of the home has a modern kitchen and laundry, master ensuite and nice separate lounge overlooking the park. The living/family area is light and bright and open plan with patio doors leading out to the rear garden. This solid brick and tile home is located on a whopping 707m<sup>2</sup> block overlooking the lush park and has lovely gardens to the rear with an abundance of established plant and shrubs and trees. Sit back and enjoy the tranquility with lovely big vaulted patio area, together with second patio. There is a double carport with lots of extra parking area's. This home is in a fantastic location known as St Andrews and is a popular location with lovely parks and open spaces to enjoy. Walk/ride the buggy up the road to Sun City Country Club, enjoy a game of golf or sit on the terrace for meal and watch the world go by. Just a short stroll to Yanchep Rise Primary School and Daycare Centre. FEATURES:- • Split System Air-con/Heating x 2 (1 brand new) • Solar hot water system • Water Filtration • Ceiling Fans • LED Lighting • Water tank • Organic veggie garden (currently empty) • Built 1993 • 135m Living • Block 707m<sup>2</sup> LOCATION:- • Walk to 'Yanchep Rise' Primary School & New Day Care Facility • Bus stop Close-by • Yanchep Shopping Centre & Day Care facilities, Doctors, Dentists, are nearby as is Parks, Beaches, & Yanchep National Park • Yanchep Rail Opening Very Soon Book Your viewing, Call Claire Morrell 0414 220 301 - email [claire@plr.net.au](mailto:claire@plr.net.au) - Virtual Tour Online