

**45 Trumpeter Parade, Yanchep, WA 6035**

**House For Sale**

Sunday, 10 March 2024



45 Trumpeter Parade, Yanchep, WA 6035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 712 m2**

**Type: House**



Jayne Mitchell  
0892978111

## Contact Agent

Jayne mitchell is proud to present this stunning architecturally designed home positioned on the beachfront in the highly sought after Ocean Lagoon Estate. Escape to your own slice of paradise with this rare opportunity to own an OCEANFRONT retreat nestled in a secluded, tranquil residential area. Experience the soothing melody of waves crashing against the shore while soaking in breathtaking, uninterrupted VIEWS of the endless ocean horizon. This is your chance to embrace the laid-back coastal lifestyle without breaking the bank! Designed with relaxation in mind, this home boasts spacious, low-maintenance gardens whilst surrounded by native coastal flora, perfect for unwinding amidst nature's beauty. The main living areas, dining, and kitchen are thoughtfully positioned upstairs to maximize the stunning OCEAN VIEWS, including the master bedroom for ultimate serenity. Whether you're seeking a wise investment or yearning to live the beachfront dream, opportunities like this are as rare as seashells on the shore! Don't miss out on your chance to experience coastal bliss – contact Jayne now on 0416377345 for viewings and further information.

**PROPERTY HIGHLIGHTS:** 712sqm prime oceanfront land 3 spacious bedrooms plus a large office (or 4th bedroom) Chef's kitchen with ample storage, breakfast bar, and direct balcony access Inviting dining area with panoramic ocean views Cozy living space featuring a fireplace for cozy winters evenings and amazing sunsets. Expansive balcony overlooking 180 degrees of coastline Luxurious master bedroom with walk-in robe and ocean views Stylish ensuite with freestanding bathtub, double vanity, and large shower Family bathroom with stylish bathtub and shower Outdoor shower for coming in off the beach Additional features: Solar Power system, Workshop, and more

**PREMIER LOCATION:** Absolute OCEANFRONT bliss Beach access just steps away Prestigious Ocean Lagoon Estate Proximity to parks, playgrounds, and schools Convenient access to shopping centres, dining, and recreational amenities Future foreshore development underway, enhancing the coastal charm of Yanchep

**LOCATION HIGHLIGHTS**\*Only 40m to the beach\*Prestigious Ocean Lagoon Estate\*Surrounded by quality homes\*approx. 12min walk to school / 2min drive\*approx. 2min drive to Yanchep Central shopping centre\*approx. 8min drive to Yanchep National Park\*approx. 10min drive to Two Rocks marina and restaurants\*approx. 15min drive to Butler train station\*approx. 5min drive to new Yanchep train station

**Built by RESIDENTIAL ATTITUDES**Built in 2007Block size 712 sqmSeize this opportunity to secure your own beachside sanctuary at unprecedented value! With infrastructure improvements and exciting developments on the horizon, there's never been a better time to make your coastal dreams a reality. Contact Jayne for an invite to the VIP sunset preview this Wednesday 13th March. 0416 377 345 or [jmitchell@hky.com.au](mailto:jmitchell@hky.com.au)

**Disclaimer:** The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.