

# 6 Moonlighter Way, Yanchep, WA 6035



## House For Sale

Thursday, 11 April 2024

6 Moonlighter Way, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 704 m<sup>2</sup>

Type: House



Claire Morrell

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**\* UNDER OFFER \* \$899,000 PLUS**

Welcome Home... Location... Location... Grab your chance to acquire this fabulous executive 4 bedroom home with 180 degree ocean views from the rear elevation. Whisper quiet family friendly street, set amongst other quality homes on a whopping 704m<sup>2</sup> block. This delightful home is enviably located in the prestigious Lagoon Estate and approximately 300m to the pristine Yanchep coastline. These quality properties don't come up often, super for the entertainer with big sparkling pool and large extended alfresco area's. This family home is spacious throughout with an enclosed lounge to the front elevation and doors leading outside to the rear entertaining patio. The kitchen and dining/living area's all enjoy pool, ocean, and garden views. The kitchen has extensive cabinetry, with a built in eye level oven and separate gas stove with concealed extractor over. A sweeping and turning wrought iron staircase takes you to the first floor level, stunning views await from the spacious lounge with doors leading out onto the rear balcony, sit back and enjoy the super ocean views and sea breezes. Stay warm and cosy in the winter evenings with an additional wood burning stove. The Master suite and 2 further bedrooms are located on this level.

**GROUND FLOOR:**

- Double Entry Door To Spacious Hallway
- French doors leading to formal lounge, rear access
- Guest Bedroom 2 walk-in robes and interconnecting to:
- Ensuite Suite, bath, Vanity unit and Shower cubicle
- Separate Powder Room
- Laundry With Plenty Of Cupboard Space

**FIRST FLOOR:**

- Turning stair case and balustrade to
- Spacious Lounge/Retreat Leading To Balcony With Lovely 180 degree Sweeping Ocean Views
- Master Suite, En-suite, his and her vanities, bath, shower & wc
- Bedroom 2 Queen Size, Semi Ensuite And WIRs
- Bedroom 3 And 4 Queen Size And WIRs

**ADDITIONAL PROPERTY FEATURES:**

- Split System Heating & Cooling
- Ducted Evaporative Cooling
- Security System
- Skirting Boards
- Fresh new paint
- Large Alfresco with vaulted ceiling
- Large Salt Swimming Pool And Seating/bathing Area's
- Garden Area With lawn and low Maintenance gardens & decking
- Reticulated gardens and flower beds
- Double Garage with internal double doors to rear
- Small under covered potting/storage shed
- Gas HWS
- 704m<sup>2</sup> Block
- 2003 Built By Perceptions Homes
- 254m<sup>2</sup> living
- Potential Weekly Rent \$800

**AMENITIES:** Close at hand....Stunning Beaches & Lagoon, Park, Yanchep Shopping Centre, Schools, Doctors, Pharmacies and Dentists, Cafe's, and Day Care Facilities. All this together with Yanchep Rail nearly open and Alkimos freeway extension now open- thus making transportation easier than ever! - Hop in the car for a short Drive to Yanchep National park, Sun City Country Club and much... much... more!

Call Claire Morrell 0414 220 301 or email [claire@plr.net.au](mailto:claire@plr.net.au)