

67 Mebbin Grove, Yanchep, WA 6035



House For Sale

Friday, 26 January 2024

67 Mebbin Grove, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 336 m2

Type: House



Patrick Leclizio
0437600392



Mitchel Currie
0432445856

Coming Soon

Discover the perfect harmony of coastal charm and natural beauty at this solid 2018-built, double brick, former display home surrounded by nature in the heart of the thriving Yanchep community. Nestled on a quiet street, this house is perfectly positioned between two parks. Nightcap Park and its backdrop of scenic bushland hills are just one house down the road, while Burleigh Park, with its playground and BBQs are only just five houses up the road. This property also features a generous street frontage of 14 metres, wider than most neighbouring lots, offering abundant space for extra parking or a spacious front lawn. Additionally, a sizable side gate to the backyard provides ample room for storing bikes, canoes, and more. As you step through the front door, you'll find a haven of low-maintenance, contemporary living. The double brick construction ensures durability and insulation, creating a comfortable living environment throughout the year. Revel in the modern amenities and thoughtful design, with well-proportioned bedrooms, all with their own built-in robes, the master bedroom with a spacious walk-in robe and ensuite bathroom, and an open-plan kitchen/living/dining area that seamlessly connects to a rear courtyard for outdoor entertaining—a true gem for families and entertainers alike. The location is an outdoor enthusiast's dream, with the majestic Yanchep National Park and Yanchep Lagoon just moments away. Explore scenic trails and limestone cliffs, marvel at diverse wildlife, savour the sea breeze, witness stunning sunsets, and immerse yourself in the tranquillity of this picturesque coastal setting. Beyond its natural beauty, the community is full of life, creating an ideal environment to raise a family. Engage with neighbours at local events and relish the sense of belonging that comes with being part of this friendly community. This property enjoys a prime suburb location with easy access to local early learning centres, primary and secondary schools, Yanchep Central shops, great local parks and golf clubs. Interest in the region has been given a boost with the expansion of newly commissioned commercial and retail precincts, along with new investments in health, entertainment, sports and recreation facilities. Features include:

- Double lockup garage
- Reticulated front lawn
- Gas cooking & recently replaced rangehood
- Instant Gas Hot water system (Bosch20)
- NBN Fibre to the Premises (FTTP)
- Each window and bedroom door is equipped with individual locks and keys

Nearby:

- Yanchep Rise Primary School & Yanchep Secondary College
- Yanchep Inn along with many other great new cafés & restaurants
- Yanchep Lagoon Beach
- Yanchep National Park
- Sun City Country Club (Golf magazine top 100 course in Australia)
- Yanchep Train Station due to open this year (49-minute journey to Perth station)
- Future Mitchell Freeway extension for fast, direct travel to Joondalup & Perth
- Cycle and walking paths throughout the neighbourhood
- Yanchep Central shopping centre (open 7 days a week), with Coles, Woolworths, ALDI, BWS, Pharmacy 777, Yanchep Medical Centre and more
- Two Rocks Marina with boat pens, a boat ramp, service wharf, a boat lifting facility, hardstand & fuel facility

Seize the opportunity to make this property your family home or a savvy investment choice. With the completion of the Yanchep train line extension this year, enhanced connectivity and accessibility to the greater Perth area are on the horizon, making commuting a breeze. Contact us with any additional questions, and we look forward to welcoming you to this beautiful property, where your dream of owning a piece of the coastal lifestyle in Yanchep can become a reality! Note: The front lawn has been digitally enhanced to showcase the potential of the home (lawn seeds have just been replanted). Council Rates: Approx \$1,710 per annum Water Rates: Approx \$943 per annum Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.