

# 7 Flyer Street, Yanchep, WA 6035



## House For Sale

Wednesday, 14 February 2024

7 Flyer Street, Yanchep, WA 6035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Claire Morrell

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## **\$669K PLUS**

Super stylish spacious family home, located in the heart of the ever evolving Yanchep Golf Estate. This lovely home was built in 2015 and offers over 254m<sup>2</sup> of living space and built by 'Home Group WA.' Lot's of extra's on offer such as ducted and zoned reverse cycle air-conditioning and heating, 6.6kw Invertor with 25 ++ electric solar panels to the grid, together with a fully fenced off spa area with a portable spa and outdoor shower. This 4 x 2 family home is well presented and has a lovely facade with feature stone column and neutral colour palette. A centrally located spacious family and dining area which flows out to lovely big alfresco entertaining under the main roof. Sit back and enjoy a movie in the in the separate theatre/media room. Lots of space for everyone! Great kitchen to get creative in, lots of storage solutions and spacious stone breakfast bar with feature drop pendant lighting, stainless steel range oven, extractor hood over, also a new 'Dishlex' dishwasher. A walkway then leads you to a scullery, and a spacious walk in pantry. The laundry follows on with direct outside access. A very practical floor-plan and functional home with great separation from the parents master suite at the rear of the home. Light and bright with sliding patio doors out to the rear garden, large walk in robes and ensuite with double vanities. Located at the front of the home, there are three spacious bedrooms all with built in robes. Bedroom two offers extra space with an integrated seating/study area. Adding to this wing is an open plan office or activity room. The family bathroom comprises of a shower, bath and separate WC. Entertain away with the long alfresco and made to measure weather resistant blinds. Easy care low maintenance gardens with synthetic lawn, flower beds and auto reticulation. To the northern part of the garden is a separate fenced and gated area with portable spa, perfect for those hot summer days.... Nothing to do, move straight in. • Panasonic ducted and zoned reverse cycle air-conditioning throughout • Easy care quality vinyl plank wooden floors • 6.6kw inverter with 25 plus solar panels to the grid • Gas Rheem 130 litre Hot Water System • NBN connected • Potential Weekly Rental Income \$690 per week Located on an elevated 450m<sup>2</sup> block with an East/West orientation, within the ever popular Peets Yanchep Golf Estate. This is a private estate that's nestled between Yanchep National Park and the unspoiled beaches of Yanchep Lagoon. Residents can enjoy beautifully landscaped parklands, playgrounds, walks and areas of natural bushland all designed to blend seamlessly around Sun City Country Club's striking golf course, creating an idyllic backdrop for your new home. Just a Short walk to Yanchep Shopping Centre, Schools, Doctors, Pharmacy and Dentist, and Day care facilities. Yanchep Railway Extensions nearly finished, and near-by Mitchell Freeway link now open, making transportation easier than ever! Call Claire Morrell 0414 220 301 to view today! 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.