

**88 Lagoon Drive, Yanchep, WA 6035**



**Sold House**

Monday, 15 January 2024

88 Lagoon Drive, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 913 m<sup>2</sup>

Type: House

**\$680,000**

It gives me great pleasure to introduce this spacious 4 bedroom, 2 bathroom Ventura built home nestled on a sprawling 913sqm block in the prime location of the Lagoon Estate, Yanchep. Boasting great side access and extra parking for cars, caravan, boat, and more, this property is a haven for those seeking space and versatility. Welcome to 88 Lagoon Drive, Yanchep, less than 5 minutes to Yanchep Lagoon, Yanchep Beach Primary School, Yanchep Central Shops and Medical Centre and a short 10 minute drive to the beautiful Yanchep National Park. With the train line due to be completed in the coming months, its proximity to the City is also much closer. As you step inside, you'll be greeted by a large front living or theatre room, carpeted and completely separate to the main open living. The heart of the home features a spacious open plan meals, family and games room, seamlessly connecting to the kitchen. This area is tiled for practical family living, is well lit and has a beautiful wood fireplace in the games room bringing warmth to the home in the cooler months while the split system air conditioning unit offers comfort all year round. The kitchen offers lots of bench space, a 900mm all in one oven and cooktop, dishwasher, built in pantry and a shoppers entrance through to the garage. Entertaining is made easy with a huge patio accessible from the games room and through sliding doors from back of the double lock up garage. The patio wraps around the side and back of the home, providing an ideal setting for gatherings with plenty of space for dining and casual lounge areas. A special touch is the pizza oven, perfect for casual meals with family and friends. The outdoor area has steps up to a raised grass area adorned with beautiful established trees, offering shade and creating the perfect space for children and pets to play and have picnics. Access all the way from the front of the home, through the patio, to the powered shed located in the top corner of the property, adds to the convenience and appeal of this property. The master bedroom is king sized, featuring an open-style ensuite with a shower over corner bath, vanity, and a separate toilet. The living room and bedrooms are adorned with plush carpeting in near-new condition, ensuring a luxurious feel throughout. Bedrooms 2, 3, and 4 are generously sized, comfortably fitting queen beds, with bedrooms 3 and 4 featuring built-in robes for added storage. The rooms are all serviced by the main bathroom with shower, bath and vanity. A laundry with access outside is located off the hall and has a second separate W/C. This home is designed for comfort with multiple ceiling fans, a split system air conditioning unit, gas bayonet, solar hot water and solar panels for added convenience and energy efficiency. Offering loads of living space inside and out, this gem won't stay on the market long! Built in approx. 1998 Block 913sqm Living approx. 180sqm Council rates approx. \$1750 p/a