

9 Paddle Way, Yanchep, WA 6035

House For Sale

Wednesday, 12 June 2024

9 Paddle Way, Yanchep, WA 6035

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



Jay Dass

0893071280

MARKET PREVIEW

THE HOME Welcome to your dream coastal retreat, nestled in the prestigious Capricorn Beach Estate. Just a few hundred meters from the pristine white sands of Capricorn Beach, this Dale Alcock built home offers unparalleled access to beachside living. Step inside to find a home crafted with display specifications, where every detail exudes relaxed coastal luxury. From the wood-look tiles and crisp white walls to the panelled doors, wall panelling and immaculate kitchen, this residence is designed for the discerning homeowner. A large pivot front door welcomes you into a wide entry hall, setting the tone for the spacious and airy interiors that follow. The heart of the home is the open-plan living area, seamlessly integrated with a sleek white stone-topped kitchen, featuring a unique window splashback that brings the outdoors in. Equipped with quality appliances, including double pyrolytic ovens, a dishwasher, and a walk in pantry leading to a beautifully tiled laundry, this kitchen is a chef's delight. The spacious master bedroom boasts plantation shutters, a custom-fitted walk-in robe, and a floor-to-ceiling tiled ensuite with brushed nickel tapware, ensuring a luxurious retreat. Additional features include a separate theatre room for movie nights, four generously sized, sun-drenched bedrooms, and an extra study or activity room that share a stylish main bathroom with a free-standing bath and separate toilet. Outdoors, you'll find the perfect low-maintenance haven with Mediterranean paving underfoot and raised garden beds complete with bench seats. Creature comforts abound with luxurious sheer curtains, plantation shutters, and zoned ducted reverse cycle air conditioning, ensuring year-round comfort. This is relaxed coastal living at its finest, offering you the perfect blend of style, comfort, and proximity to the beach. Embrace the lifestyle you've always dreamed of in this exquisite Capricorn Beach Estate home.

THE COMMUNITY Welcome to Capricorn Estate, where the allure of family living meets the vibrant pulse of community. Nestled just footsteps away from direct beach access, this idyllic location ensures endless playtime for your children in a safe and inviting environment. Embrace the convenience of urban living with proximity to shopping precincts, esteemed schools, and the tranquil Yanchep Beach Park. Just moments away, the sun-kissed shores of Yanchep Lagoon beckon, offering a haven for relaxation and recreation. Capricorn Estate seamlessly integrates home and lifestyle, providing a haven where every day feels like a retreat. Discover the perfect blend of modern comforts and natural beauty in this flourishing community.

THE SPECIFICS Council Rates: \$2,113.00 per annum
Water Rates: \$1,154.42 per annum
Land Area: 447m²
Build Area: 289m² (incl. garage, porch and alfresco)
Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.