

92 Weewar Circuit, South Yunderup, WA 6208

— Mandurah

Sold House

Tuesday, 5 September 2023

92 Weewar Circuit, South Yunderup, WA 6208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 464 m²

Type: House

\$480,000

Chris Parsons from Harcourts is pleased to present 92 Weewar Circuit, South Yunderup. This much loved and very well presented family home is set apart from many we see by the size of all four bedrooms and the ultimate in year-round climate control, ducted reverse-cycle air conditioning. The spacious living area is tiled and has an open plan format, comprising the kitchen, lounge and dining spaces. The kitchen features 900mm stainless steel appliances including an under bench oven, gas cooktop and range hood. There is also a dishwasher, and ample storage space is provided by a pantry, cupboards and drawers. When it's time to entertain or when the kids are in the backyard playing, the alfresco area sits under the main roof overlooking the neat backyard and garden beds. But when you move here, you'll be just a 250 metre walk (approx) to delightful and expansive public open space which includes the Adventurescape playground and a beautiful lake where the kids can burn off all that energy! The king-sized master bedroom has two generously sized walk-in robes, and the ensuite bathroom features neutral tiling and has a shower, light coloured vanity unit and privacy toilet. Guests and family members will each enjoy a queen-sized carpeted bedroom with a built-in robe and the luxury of ducted heating and cooling. These bedrooms share the second bathroom with a shower, vanity unit and bath. The second toilet is separate and sits between the bathroom and the laundry. As well as a generous amount of open storage in the laundry, there are two additional linen closets in the hallway close to the minor bedrooms. A garden shed in the backyard provides storage space for gardening equipment and kids toys and measures approximately 3 metres by 3 metres, and for your vehicles there is a double lock up garage. This very neat and well presented home is nestled on a 464 square metre block in a family-friendly location, so close to public open space and with Austin Cove Baptist College just 750 metres away on foot or by car (all measurements are approximate). Our property management team have estimated a rental return of \$520 per week is achievable in the current market. Astute investors are sure to be drawn to this property because of the low maintenance nature of the home and family friendly location. South Yunderup is one of the Peel Region's best kept secrets. This picturesque suburb borders the Estuary and Murray River offering an abundance of parks, public open spaces & estuary access. The iconic 'Adventurescape playground' is a huge asset to any family-orientated households, plus there is Austin Cove Baptist College and multiple cafés/restaurants, a sports & recreation club and a shopping precinct in the immediate local area. Just 12.5km from the Centre of Mandurah, 10km from Pinjarra and a 5 minute drive from the Kwinana freeway heading to Perth, South Yunderup is consistently showcasing some of the best-value homes available in the current market. It will be our pleasure to show you through this lovely home, please call 0459 752 640 today to arrange your viewing! Featuring: Very well presented family home with four huge bedrooms Tiled open plan, kitchen living dining area Galley style kitchen with 900mm stainless steel appliances Dishwasher King-sized master bedroom with two walk-in robes Ensuite bathroom with shower, vanity and separate toilet Three queen-sized carpeted family/guest bedrooms each with a built-in robe Family/guest bathroom with shower, vanity and bath Separate second toilet Undercover entertaining area facing lawn and garden beds Two linen cupboards Ducted reverse-cycle air conditioning Garden shed 3m x 3m (approx.) Double garage 250 metre walk approximately to public open space 750 metres on foot or by car to Austin Cove Baptist College 464 square metre block (approx.) This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.