

36B Seagull Way, Yangebup, WA 6164

Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

REALTY PLUS

36B Seagull Way, Yangebup, WA 6164

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 120 m2

Type:

Duplex/Semi-detached



Mark Grljusich
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Contact Agent

Realty Plus would like to welcome you to 36B Seagull Way, Yangebup. Located on one of the nicest streets in Yangebup this 3 bedroom 1 bathroom semi-detached duplex half, sitting on approx. 502 sqm block has all that you need and is neat as a pin. The lounge area is a good size and the spacious kitchen opens out to the dining room and looks out onto the patio entertaining area. The lounge is perfect for relaxing with a good movie or with family & friends. The master bedroom is a generous size with double built in robes and air con and the remaining 2 bedrooms also have built in robes. There are 2 split air conditioning systems in the home along with gas heating and wool blend insulation. The single carport opens straight through to the enclosed entertaining area which could be used for entertaining or multiple vehicles. There is also a separate store room built off the carport. This home has a good sized low maintenance backyard which is ideal for the kids to play or for pets and the front yard has mature trees which provides great privacy. Some of the features of this great home are:

- 3 Bedrooms and all have built-in-robes. Master with air conditioning
- Separate lounge room and spacious dining area with air conditioning
- Open kitchen with previously replaced oven and hotplate
- Laundry with separate toilet
- Undercover patio entertaining area for all year entertaining
- Instantaneous gas hot water system
- 2 split air con units, gas point and wool insulation
- Single carport with lock up gates (Could be enclosed if you choose)
- Freshly painted throughout
- Large approx. 502 sqm block with a great size back yard

Plus More

The location of this home is wonderful, with Yangebup Primary School only 750m away, only 50m from Yangebup Lake, close to shopping & transport & parklands and only a short drive to Cockburn Central or Woodmans Point & Fremantle. This is such a fantastic opportunity to get into the market for the first time or make this your next property. With the tight rental market this would also be an incredible investment with the opportunity to get a great return on your investment. Don't Delay. Call Mark Grljusich or Santo Pasqua at any time for further information.