

# 10 Ariane View, Yanchep, WA 6035

## House For Sale

Tuesday, 2 July 2024



10 Ariane View, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 385 m2

Type: House



Tracy and Pam Mother Daughter Team  
0474425709

## OFFERS FROM \$679,000

FIRST OPEN HOME - SUNDAY 7TH JULY 2024 FROM 11.00 TO 11.40AM - OR CONTACT THE AGENT TO VIEW Built in 2017 by 'Home Group WA' this 203m<sup>2</sup>, 4-bedroom, 2-bathroom plus theatre home is super modern, in near new condition and set on a 385m<sup>2</sup> block opposite parklands. • Exceptional open-plan kitchen, super-size island with additional cupboards to the front, scullery/laundry adjacent, overhead cupboards, 90cm appliances, double fridge recess and dishwasher recess (no dishwasher). • Dining, living area lead out to the generous under roof alfresco with outdoor kitchen set-up included. • Lovely landscaping with paving and artificial grass. • Master bedroom with ensuite and walk-in-robe. • Bedrooms 2, 3 and 4 are all queen-size with double robes. • Separate theatre room. • High ceilings to the living areas. • Ducted and zoned reverse cycle air-conditioning. • Natural gas. • Stone bench-tops throughout. • Vertical blinds throughout. • Downlights to bedrooms and hallways. • Gas hot-water storage. • High garage door. • The property is currently tenanted at a current rental of \$600 per week. The Tenant is on a periodic lease presently and is likely to vacate in August/September. • The property has had a rental appraisal come in at \$650 - \$680 per week. • This property is located directly across the road from a great park and has been well maintained by the current owner and the Tenant keeps it clean and tidy - it is in great condition.