

14/18 Banksia Terrace, South Yunderup, WA, 6208

Mandurah

House For Sale

Saturday, 17 August 2024

14/18 Banksia Terrace, South Yunderup, WA, 6208

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Chris Parsons

Immaculate Inside and Out with Beautiful Gardens!

Chris Parsons proudly presents 14/18 Banksia Terrace, South Yunderup. Set in a community exclusively for 'Over 55's' on a generously sized 456 square metre block (approx.), no expense has been spared by the owner in making this home comfortable and welcoming.

Immaculate both inside and out, many premium features are included and the gardens are a highlight, rarely do we see gardens that are lovingly tended as this one is. A keen gardener will appreciate the significant investment that has been made in the reticulation and landscaping including the addition of palms, dozens of flowers and ferns and a waterfall feature. Designed to be a productive garden into the future, there are 7 fruit trees including three avocado trees, one of which is already fruiting.

There is a calm ambiance here from the moment you step inside through to the wide feature front door or the lockable shopper's entry into the foyer and then into the spacious open plan kitchen, dining and living area.

High ceilings and downlights flow throughout this open space and the floor tiles and walls have been chosen in a neutral palette. The kitchen is very well equipped, with stainless steel appliances including a 900m stove with 5-burner gas cooktop and electric oven, stainless steel range hood, and Bosch dishwasher and plumbing is in place for your fridge. There is plenty of bench space including a custom stainless steel counter space, and abundant storage provided by under bench and overhead cabinets as well as a pantry. Feature pendant lighting completes the picture.

A sliding door leads out to the generously sized outdoor alfresco area which is under the main roof and measures approximately 4 by 4 metres. This outdoor room is carpeted and has patio blinds, a ceiling fan and wall mounted tv, and is an inviting second living area whether you are relaxing at home by yourself or entertaining friends or family.

The master bedroom is king-sized and has a wall mounted tv, with a walk-in robe and a lovely ensuite bathroom, including a corner shower and wide vanity unit with a large mirror above. There are two more generously sized bedrooms, each has a double sliding door robe including one full mirrored door. These bedrooms share the second bathroom, with a shower including feature tiles, bath and vanity unit.

A good-sized study is a bonus, with a full wall of storage provided by three sliding doors, and the owner is intending to leave the office suite for the new residents.

For the ultimate in climate control, ducted reverse cycle air conditioning is installed in the living areas and bedrooms, to keep your new home cool in summer and warm in winter.

The laundry is attractive and is superior to many we see, with overhead and under bench storage and a feature door leading outside.

There are many more premium inclusions, including German made solar panels, a solar hot water system, Crimsafe security doors to all three outside entrance doors, tinted windows, downlights under the eaves and multiple extra power points.

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 and estuary access. The iconic 'Adventurescape playground' is a huge asset to any family-orientated households, plus there are multiple schools, cafe/restaurants, a sports and recreation club and a shopping precinct in the immediate local area. Just 12.5km from the Centre of Mandurah 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 market.

It will be my pleasure to show you through this delightful property which sits a level above many others in its class in both

presentation and inclusions, and the strata contribution here is one of the lowest I've seen at just \$300 (approx.) per year.

Please call me today, Chris Parsons on 0402 345 602 and make your appointment to view this most attractive property.

Featuring:

- Immaculate inside and out with many premium inclusions
- Landscaped reticulated gardens including waterfall feature
- Spacious open plan kitchen, dining and living area
- Large alfresco area under main roof with carpet, blinds, TV and ceiling fan
- King sized master bedroom with tv, ensuite bathroom and walk-in robe
- Two generously sized guest bedrooms with sliding door robes
- Study with office suite included
- Second bathroom with bath, shower and vanity unit
- Ducted reverse cycle air-conditioning
- 900mm stainless steel appliances
- Bosch dishwasher
- Plumbing for fridge
- Custom stainless steel counter space
- Pendant lighting in kitchen
- Downlights
- Tinted windows
- Wide feature entrance door
- Lockable shopper's entry
- Crimsafe security screens on all 3 outdoor entry doors
- Storeroom for extra storage
- Attractive laundry with overhead and under bench cabinets
- German solar panels
- Solar hot water system
- Scheme gas connection
- Double garage with electric door
- Freestanding home in 'Over 55's' community
- Low strata fees, just \$300 per year (approx.)
- 456 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.