

**15 Warma Way, South Yunderup, WA, 6208**

Mandurah

**House For Sale**

Saturday, 17 August 2024

15 Warma Way, South Yunderup, WA, 6208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## East-Facing Canal Excellence

Welcome to 15 Warma Way, South Yunderup - a spacious, open plan canal-front property boasting a highly sought after East-to-water orientation. Set in a private pocket of South Yunderup with no through-traffic on the canal side this gorgeous home is also less than 100 metres from a picturesque estuary-side public open space.

With ample parking space for the caravan, a private slipway and shared jetty plus a 3-car garage, there is more than enough room to store everything in this spacious home and the low maintenance garden areas ensure easy-living year round!

The open plan main living space takes in the open canal views and is finished with soaring high ceilings. Cook up a storm in the functional kitchen with gas cooktop, stainless steel appliances, dual sinks and wide fridge recess.

There is also a theatre room with coffer ceiling and a separate study with incredible storage on offer.

Enjoy multiple options for heating and cooling - a double-sided wood fireplace in the main living area, ducted reverse cycle air conditioning throughout and gas bayonets.

Opulent stacker doors open the main living area up to the large entertainers alfresco with a beautifully finished ceiling, modern fans and outdoor blinds.

Situated in a canal cul-de-sac there are wide open water views plus the added privacy of almost no boat traffic!

The master suite is generously sized and features an ensuite and walk in robe. All 3 minor bedrooms are king sized with their own built in robes - one with a triple sliding wardrobe. All 4 bedrooms are heated and cooled by the ducted reverse cycle air conditioning and have ceiling fans.

An additional incredible feature of this canal property is an extremely high-end 7.4 kW system with battery, installed at a cost of \$37,500. Enquire direct for full specifics and information.

There is also a ducted vacuum system throughout and colourbond framed shading surrounding the home to help with temperature regulation and reducing wind.

Very few homes are available on the market that have such a wide array of parking space for boats, caravans and vehicles plus direct private access to the canal waterways via your own slipway.

Don't miss out on your opportunity to own one of South Yunderup's best positioned canal properties.

Call Chris Parsons today on 0459 752 640 to arrange your private inspection.

Features include:

- Highly sought after Easterly water aspect
- Impressive street appeal
- Low maintenance garden areas
- Double door entryway to flowing hallway
- Open plan living with soaring high ceilings and open canal views
- Huge master suite with walk in robe and ensuite
- 3 spacious minor bedrooms with built in robes
- High end power system with extensive battery backup (\$37,500!)
- Air conditioning and ceilings fans

- Ducted vacuum system
- Separate theatre with coffer ceiling
- Separate study with loads of storage
- Ducted reverse cycle air conditioning throughout
- Double sided fireplace and gas bayonet
- Large entertainer's alfresco with high roof and fantastic water views
- 3 car garage
- Extra-wide side access with high patio roof (via slipway)
- Ample boat/caravan parking
- Private slipway access
- Shared jetty
- Generous 713sqm block

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 are multiple schools, café/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.

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.