

16 Cervantes Loop, Yangebup, WA 6164

House For Sale

Wednesday, 10 July 2024



16 Cervantes Loop, Yangebup, WA 6164

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 648 m2

Type: House



Brian Walker

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ALL OFFERS PRESENTED

We are delighted to bring you 16 Cervantes Loop, Yangebup. This stunning property offers the perfect blend of space, functionality, and modern features, creating an ideal haven for families of all sizes. Whether your first-time buyers, or looking to downsize with style, this home ticks all the boxes. Located in a quiet but convenient location and close walking distance to parks, bus, shops and schools. Perched on a generous 648sqm block with ample backyard space to house the future pool, or workshop, the possibilities are endless. The established lawns both out the back and front are watered by automatic reticulation. Entertaining will be a breeze with the massive gabled roof, undercover outdoor area. The North facing aspect makes this a lovely winter home, and split system reverse cycle air conditioners sort out summer nicely.

Property Features:

- 3 Bedrooms - Master bedroom with double mirrored built in robes and built in speakers. 2nd and 3rd Bedrooms with built in robes
- New carpets
- Beautifully renovated bathroom with vanity, bath and shower
- Formal lounge room with built in speakers, wood look flooring and reverse cycle air conditioning unit
- Renovated kitchen with stainless steel appliances including gas hotplates, rangehood, double sink and dishwasher, microwave recess, breakfast bar and plenty of storage space
- Meals area with wood look flooring and reverse cycle air conditioning unit
- Tiled laundry with separate toilet
- LED Feature lighting
- Security screens to windows and doors
- Instantaneous gas hot water system
- Reticulated yards
- Spacious gabled patio entertaining area
- Large backyard with garden shed
- Carport with automatic door and ample parking for extra cars
- Side access through to fully enclosed backyard
- In built speakers

Property Facts:

- Council Rates: \$1,731 approx.
- Water Rates: \$1,200 approx.
- 648sqm block

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.