

**17 Williambury Drive, Yangebup, WA 6164**

**House For Sale**

Wednesday, 19 June 2024



**17 Williambury Drive, Yangebup, WA 6164**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Brian Walker

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## ALL OFFERS PRESENTED

This well-maintained and loved three-bedroom home is nestled in the heart of Yangebup, opposite a large park. This lovely residence presents an excellent opportunity for families seeking comfort, space, and convenience, or investors looking for a high-yield property on a generously sized block. Built in 1987, the property sits perfectly on a generous 700sqm block, offering ample space for outdoor enjoyment and potential expansion. The huge powered workshop with double roller door entry boasts 15-amp power and water connection. Accessible through the rear, this multipurpose ancillary building adds significant value! Features and inclusions: - Primary bedroom with split-system air conditioner and freestanding wardrobe- Two minor bedrooms with freestanding wardrobes; one includes a reverse-cycle air conditioner- Bathroom with bath, shower, and vanity- Large lounge room with gas heating point and reverse-cycle air conditioner- Galley-style kitchen with overhead cupboards, gas hotplates and oven, pantry, and fridge recess- Spacious meals area- Beautiful and easy-care timber-look flooring throughout living areas- Laundry off the kitchen, ideal for extra kitchen prep space- Gas instant hot water system- Security screens on all windows- Security camera system- Massive patio entertainment area overlooking a fire pit conversation area and huge lawn, ideal for kids, dogs and parties- Carport with rear access to the huge double powered workshop with 15-amp power and water connection- Hardstand parking for a boat, caravan, or trailer Property Facts: - Council Rates (approx.) \$1,724- Water Rates (approx.) \$1,052Nearby Amenities:- Yangebup Primary School: approx. 800m- IGA Yangebup: approx. 850m- Divine Mercy College: approx. 1.27km- Beeliar Primary School: approx. 1.39km- Mater Christie Catholic Primary School: approx. 1.42km- Cockburn Gateway Shopping Centre: approx. 5.5kmDisclaimer: 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.