

# 1A Starling Ramble, South Yunderup, WA, 6208



## Sold House

Saturday, 17 August 2024

1A Starling Ramble, South Yunderup, WA, 6208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rechelle Cole



Kent Murphy

0895864000

## **PEACEFUL LIVING IN AUSTIN LAKES - currently leased until June 2024**

Nestled away in the stunning Peel Region there is the hidden gem of South Yunderup. Roughly 12 kms to all the amenities Mandurah City has to offer, and roughly 10 km to the picturesque town of Pinjarra. Everything needed is close by, however far enough to feel a world away.

Austin Lakes is a highly sought after small community for investors and owner occupiers alike due to the in demand tranquil lifestyle. The heart of the community boasts its own man made lake with a sandy beach, walk path surround and park gas bbq's locals use all year round. Even a local remote control yacht club take advantage of the beautiful water! Expansive lawns at the Adventure Scape Park for the kids to play ball, ride their bikes and scooters or ride on the zipline. IGA owned and run by locals is a stones throw away and has its own café, chemist and bottle shop within the complex.

The property is tucked in behind the IGA and Austin Cove Baptist College lower primary school, perfectly positioned on a corner block. Deceiving from the outside, stepping into the home the spacious well designed layout is a pleasant surprise, welcoming and relaxing.

A perfect family home with all modern features. From the open plan living area, parents master bedroom separate from the kids wing, ample storage which is always a must, easy care timber-look flooring and the seamless flow of living area from the inside to outside alfresco area.

Some of the features include:

- MODERN KITCHEN WITH STAINLESS STEEL APPLIANCES
- 900mm GAS COOKTOP AND 900mm ELECTRIC OVEN
- SPLIT SYSTEM AIR-CONDITIONING
- OPEN PLAN LIVING
- AMPLE STORAGE
- MASTER SUITE WITH WALK IN ROBE AND ENSUITE
- GOOD SIZE MINOR BEDROOMS WITH BUILT IN ROBES
- BUILT IN STORAGE CUPBOARDS IN LAUNDRY
- DOUBLE GARAGE WITH REMOTE DOOR
- ALFRESCO UNDER MAIN ROOF
- BACKYARD FOR KIDS AND PETS TO PLAY
- 2 MINUTE WALK TO IGA
- FISHING, CRABBING AND BOATING ALL LOCATED IN SOUTH YUNDERUP ON YOUR DOORSTEP.
- NO STRATA COMPANY - NO FEES!
- SHARED DRIVEWAY IS THE ONLY COMMON AREA
- NO COMBINED OWNER INSURANCE

Currently tenanted until June 2024 at \$480 p/week.

Call us today for more information and to arrange a viewing.