

# 69 Burleigh Boulevard, Yanchep, WA 6035



## House For Sale

Wednesday, 3 July 2024

69 Burleigh Boulevard, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Frank Rodi

0499901288

## End Date Sale

End Date Sale: Absolutely all offers by 12.00pm Tuesday the 16th of July 2024. Contact Frank Rodi for buyer feedback range. Welcome to this spacious family home, perfectly positioned opposite parklands where you can enjoy serene natural views while being just minutes away from our beautiful West Australian coastline and the stunning Yanchep National Park. Step inside to find the private master suite, which boasts views of the lush parklands and an abundance of natural light. The suite includes a massive walk-in robe and a personal ensuite featuring a semi-frameless shower and stone countertops to the vanity. Further in, you will discover the large open plan living, dining, and kitchen area. The kitchen offers high-end finishes, including stone countertops, 900mm stainless steel appliances, and an island bench with a breakfast bar. At the rear of the home are the additional three bedrooms, all with built-in robes and easy access to the main bathroom, which has also been finished to a very high standard. For added comfort, the home features a full reverse-cycle ducted air-conditioning system with four separate zones, giving you complete control over your indoor climate. You'll also enjoy easy access to schools, shops, cafes, and the nearly completed Yanchep Station. Experience the perfect blend of tranquillity and convenience in your new home, and don't miss this rare opportunity to live in a sought-after location that offers everything you need for a fulfilling lifestyle.

- Easy care front yard with artificial lawn
- Double lock up garage
- Spacious master suite with large walk-in robe
- Private ensuite with stone top and semi-frameless shower screen
- Open plan Kitchen, Living and Dining space
- Upgraded kitchen with Fisher & Paykel 900mm stainless steel appliances, island bench and stone tops
- Three minor bedrooms all with built in robes
- Main bathroom with semi-frameless shower, bath and stone top
- Separate WC
- Open laundry with drying courtyard access and linen cupboard
- Large rear alfresco
- LED lighting throughout
- Ducted reverse-cycle air conditioning system with 4 separate zones
- 7m to Mariala Vista Park and BMX Pump Track
- 240m to Burleigh Park
- 350m to Nightcap Park
- 1.7km to Yanchep Shopping Mall
- 1.8km to Yanchep Rise Primary School
- 2.1km to Sun City Country Club
- 3km to Yanchep Train Station
- 3.2km to Yanchep Lagoon
- 3.2km to Yanchep secondary College
- 5.2km to Yanchep National Park
- 28.4km to Lakeside Joondalup
- 28.8km to Joondalup Health Campus
- 54.1km to Perth CBD
- 69.3km to Perth International Airport

Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information. To learn more contact Frank Rodi on 0499 901 288 or email frank@plr.net.au