

7 Sutcliffe Retreat, South Yunderup, WA 6208

House For Sale

Friday, 17 May 2024

ACTON

belle
PROPERTY

7 Sutcliffe Retreat, South Yunderup, WA 6208

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 407 m2

Type: House



Vanessa Bekins
0895502000



Julie Isherwood
0895502000

Offers over \$529,000

Welcome to 7 Sutcliff Retreat, South Yunderup, the perfect property for generational living, the savvy investor or first home buyer. Situated in picturesque South Yunderup within walking distance to the beautiful Murray River and Jetty's Bar & Grill, this property boasts a great location with the perfect blend of tranquillity and accessibility. Built in 2021 by Ideal Homes, this remarkable home offers an appraised rent return of \$530-\$560 per week, making it an excellent investment opportunity. Caravan and boat owners rejoice with side access and a spacious 2 car auto garage to the rear and the addition of front side entry. With two 'Master' bedrooms both with ensuite bathrooms and located at opposite ends of the house, a third bathroom that services the minor bedrooms and guests plus a 'flex space' that could be used as a fourth bedroom or study, this property caters to all your needs. The heart of the home is open plan with a well-appointed kitchen, featuring a 900mm gas cooktop, rangehood and electric oven, stone bench tops with breakfast bar while the clever European laundry comes with a convenient linen cupboard plus additional hallway storage, adding to the home's practicality. Modern comforts are assured with zoned ducted reverse-cycle air conditioning throughout, smart wiring & a recently installed 6kw solar system. The front exterior features a low maintenance landscaped garden while the rear of the property continues to impress with easy care garden, to which all is automatically reticulated for you to sit back & enjoy under the newly built patio. To the 'hidden' side of the house is a timber frame with the beginning of an enchanting climbing plant plus other various plants and ferns, creating garden views from all aspects of the home. The strategic positioning of this property ensures easy access to local schools, shopping centres, and recreational facilities, making it an ideal choice for families, retirees, or anyone seeking a relaxed lifestyle. The proximity to waterways and parks enhances the overall appeal of this property, providing opportunities for outdoor activities and watercraft leisure. South Yunderup is renowned for its natural beauty, with the Murray River winding through the landscape, creating a serene and peaceful environment. The location offers a perfect balance of nature and convenience, allowing residents to enjoy the peaceful surroundings while still being within reach of essential amenities and services. With public transport close by, north and south freeway entries only 5mins, Mandurah 15mins, Pinjarra 10mins, Perth CBD and airport under an hour drive away this property offers all the conveniences with country style living. Contact us today to register your interest 0408 332 173! **INFORMATION DISCLAIMER:** This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.