

Lot 1822 Capricorn Esplanade, Yanchep, WA 6035

WB WEBB & BROWN NEAVES

House For Sale

Saturday, 13 April 2024

Lot 1822 Capricorn Esplanade, Yanchep, WA 6035

Bedrooms: 4

Bathrooms: 2

Area: 375 m²

Type: House



Spencer Jones

0407711993

Build it Fr \$1.44 Mil

Yanchep's only beachfront estate boasts a picturesque stretch of pristine white beaches. Perfect for swimming, snorkeling and fishing or simply relaxing with family and friends. Patrolled by the Surf Life Saving service, Yanchep Lagoon is by far the most popular swimming and snorkeling spot for locals. The perfect block is only one part of the equation, the foundation of your package. The next step is to build a house that will impress anyone for years to come, and that's where Webb & Brown-Neaves comes in. Founded in 1978 we have proudly designed and built over 6,000 custom homes for West Australians. By distilling this essence, making sure that you have premium quality inclusions and a wonderfully thought through floor plan, we've come up with a great design for this block. The Sage delivers everything an upside down living home should, and more. Its classic elevation exudes character and confidence with strong architectural lines and intelligently appointed windows. Upstairs the magnificent kitchen takes in sweeping views across the living and dining areas, and outside to the Sage's grand balcony. A glamorous master bedroom and ensuite finish the second storey perfectly. Downstairs offers family living at its best with a large activity area that opens onto the alfresco and a spacious study, which could easily double as a media room. - Beautiful kitchen with huge walk in pantry- Vast entertaining spaces- Large alfresco & balcony- 31 course ceilings to ground floor, 28 course ceilings to upper floor- Dulux AcraTex acrylic texture coating system to entire home- Fully ducted reverse cycle Daikin air conditioning with MyAir 5 touchscreen tablet control- Colorbond roof, fascia & Downpipes- Colorbond garage door- 20mm Caesarstone benchtops to the kitchen, ensuite, bathrooms & laundry- The Maker custom built cabinetry to kitchen, laundry & bathrooms- 900mm Stainless Steel appliances- Selection of Reece designer tapware and basins- 12-month service warranty and 25-year structural guarantee. A house and land package at this price represents huge value for whoever is clever enough to snap it up, so if you think that might be you then enquire today! As well as custom house and land packages, I can also work with you to help get finance through my experienced brokers, just ask! Winning awards and accolades since 1981 is reassuring that we are on the right path, but it is not solely what our building company is about. Our success is your success. It can only be measured by the satisfaction we deliver to our clients.

***** DISCLAIMER; © The Copyright of this design is the sole property of Webb & Brown-Neaves and there is no implied licence for its use for any purpose. Webb & Brown-Neaves is not the owner of the land. Webb & Brown-Neaves has permission from the owner of the land to advertise the land for the price specified. The land price does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Block and building dimensions may vary from the illustration. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration and Webb & Brown-Neaves and the owner of the land reserve the right to alter the home, land and site work prices. The information and pricing is correct at time of publication. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). This illustrations will depict features not included as standard features for this building or not supplied by Webb & Brown-Neaves including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, BBQ's and outdoor kitchens. Webb & Brown-Neaves Pty Ltd. BC5409