



SOLD

GREAT INVESTMENT OPPORTUNITY OR FANTASTIC FIRST HOME !!

A great opportunity presents, This Spacious lovely property comprises of 4 bedrooms, 2 bathrooms, carpeted Home Theatre, tiled Open plan Living/dining/kitchen, alfresco under the same roof and easy care back yard with lawn area and established plants.

This fantastic home has been Fully freshly painted throughout and presents as new, light and bright, tiled living areas for easy care, low maintenance backyard, fantastic location, great affordable coastal living in the beautiful peaceful Yanchep suburb.

This is perfect for downsizers, retirees, young couples and families, first home buyers or excellent investment opportunity with expected 6%+ rental yield, (estimated rental price \$560+)!

Features include:

- elevated position, street parking, fully fenced front yard
- Spacious theatre/media room or 5th bedroom/home office
- Modern Spacious kitchen with Stainless Steel gas Cooktop, oven, rangehood, Stone bench top and plenty of storage, dishwasher recess, double fridge recess, overhead cupboards and pantry
- Spacious Master bedroom with large walk in robe, modern stylish ensuite with double vanity, large shower.
- Bedrooms 2&3&4 are carpeted, large sized with built-in robes
- Main bathroom is stylish and modern,
- Separate laundry room with linen storage and separate toilet
- Reverse cycle split system airconditioning to living area and master bedroom,
- Undercover Alfresco Area,
- Double remote Garage and easy to maintain backyard.
- shopper access from garage

Built in 2013, Floor area approx 146sqm

This home is close to schools (5mn drive to Yanchep Lagoon Primary School, Yanchep secondary college), shops (5mn drive to Aldi, Woolworth, McDonadls.), Parktree park, 4 minutes drive to the beautiful Yanchep lagoon beach, with the Yanchep Rail Extension underway with expected completion in 2023!

Get in quick as this property won't last long! to register your interest please contact Nadine Rofail on 0449011461

Disclaimer:

Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry

4 BED | 2 BATH | 2 CAR

PRICE:
\$435,000

OPEN FOR INSPECTION:
N/A



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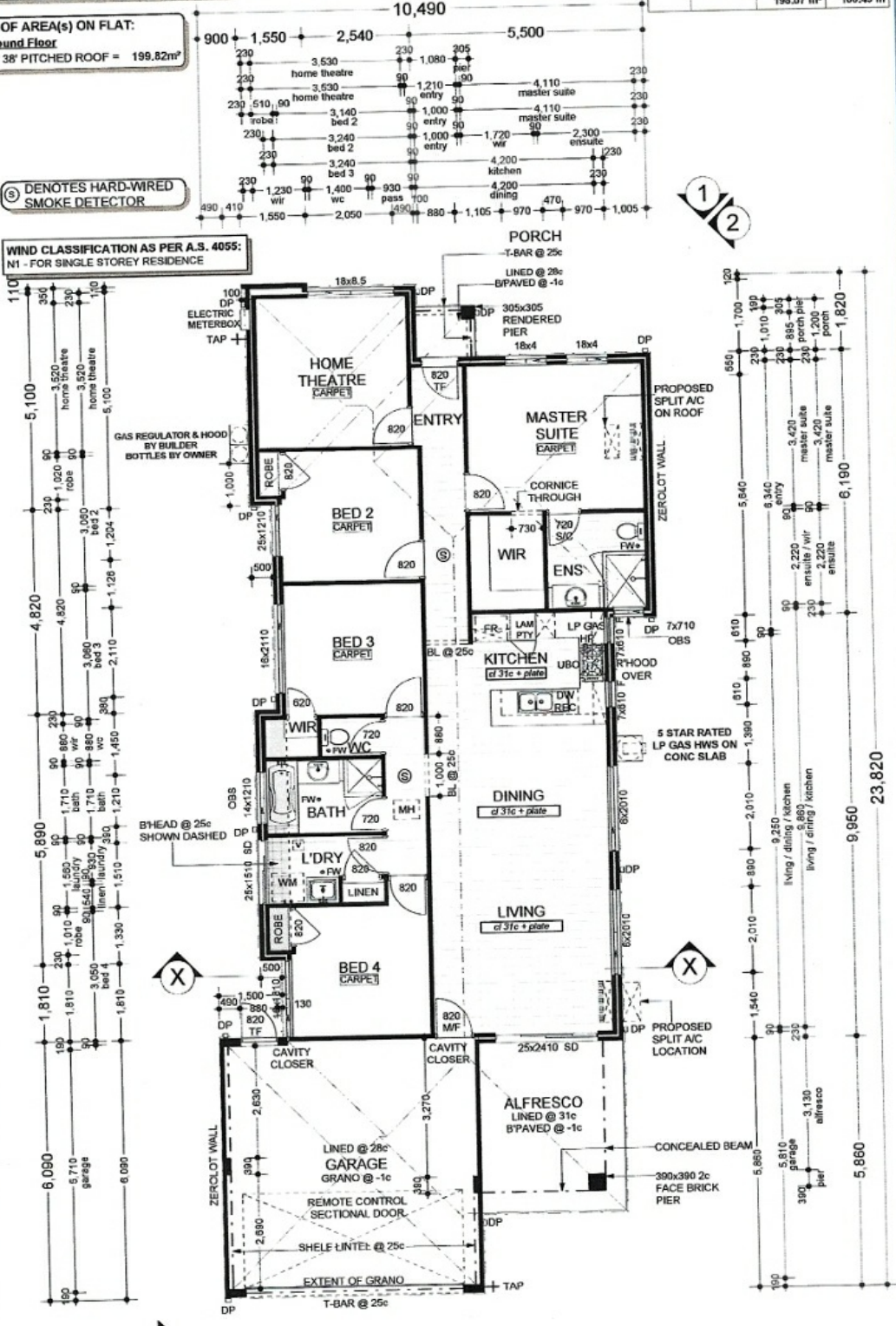
NOTE:
 • 28c + PLATE CEILINGS THROUGHOUT UNLESS OTHERWISE NOTED.
 • ALL PLANS TO BE READ IN CONJUNCTION W/ ENGINEERS DETAILS

ROOF AREA(s) ON FLAT:
Ground Floor
 25° 38' PITCHED ROOF = 199.82m²

Ⓢ DENOTES HARD-WIRED SMOKE DETECTOR

WIND CLASSIFICATION AS PER A.S. 4055:
 N1 - FOR SINGLE STOREY RESIDENCE

Floor Areas			
Floor	Location	Area	Perimeter
Ground floor	HOUSE	146.13	56.10
	GARAGE	36.68	24.36
	ALFRESCO	13.60	14.80
	PORTICO	1.86	5.17
		198.07 m²	100.43 m



REV	VO #	DRN	DATE	CHK
1	6-STAR	DB	03.04.12	MSJ
		DB	08.05.12	DB

WORKING DRAWINGS
 THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
 DATED: 25.5.2013

OWNER: *Geoffrey Howarth*
 BUILDER: *J. Howarth*
 WITNESS: _____

CLIENT:
 GEOFFREY HOWARTH
 ADDRESS:
 LOT 3
 PARKTREE AVE
 YANCHEP

ONE OF
 MODEL N°
 @ COPYR
 SHEET N° 1 OF 2
 JOB N° 25

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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