



15 Sugarbush Way, Yanchep



## Affordable First Home Or Investment Opportunity

### Coastal Living at its Finest – Modern 4-Bedroom Home in Yanchep

I am please to present this beautifully bright and spacious 4-bedroom, 2-bathroom coastal home, offering the perfect blend of comfort, style, and convenience. Boasting an expansive open-plan living area, this property is perfect for those seeking a relaxed yet modern lifestyle.

Featuring a sleek, contemporary kitchen, ample storage, and modern appliances, this home is designed for both functionality and flair. The adjoining dining and family room opens seamlessly to a generous outdoor entertaining area, ideal for hosting family and friends year-round.

Nature lovers will appreciate the proximity to the stunning Yanchep Lagoon, Yanchep National Park, and the beautiful Yanchep Beach. Local amenities include Yanchep Beach Primary, Yanchep Central Shopping Centre, and a range of dining and recreational options – everything you need is just moments away.

#### FEATURES:

- Spacious open-plan kitchen, dining, and family area
- Deluxe kitchen, plentiful storage, rangehood, and gas stove
- Master suite with walk-in robe and modern ensuite
- 3 large minor bedrooms, each with built-in robes
- Modern second bathroom
- Separate theatre room for relaxed entertainment
- Functional laundry with linen storage
- Private alfresco entertaining area perfect for outdoor living
- Low-maintenance gardens for ease of living
- Single remote-controlled garage
- Land size: 335m<sup>2</sup> (approx.)

 4  2  1  335 m2

<b>Price</b>	From \$ 630,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4563
<b>Land Area</b>	335 m2
<b>Floor Area</b>	148 m2

#### Agent Details

Tracey Clarke - 0406 671 720

#### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



- Floor size: 148m<sup>2</sup>
- Built in 2012

For more information or to schedule a viewing, contact Tracey Clarke at 0406 671 720 or email [tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au).

Don't miss your chance to secure this stunning home in one of Yanchep's most sought-after locations!

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