

20 Tiller Turn, Yanchep, WA 6035

House For Sale

Thursday, 16 January 2025



20 Tiller Turn, Yanchep, WA 6035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 246 m2

Type: House



Jayne Mitchell
0892978111

Offers from \$617,500

About the property Designer 7- star energy rated home in the heart of town. A bespoke 3 bedroom, 2 bathroom house with skillion roof is bright and light all year round with exceptional low cost living. A new property still under builders indemnity insurance, with excellent depreciation for investors and peace of mind for "nesters" These features are well worth a mention too- The highlight clerestorey windows capturing the northerly aspect, creating a beautiful warmth in the winter and amazing heat block on these summer days. The living space really delivers, with areas for the lounge, dining and study, space to suit a family, couple or single person, so many options. Ultra efficiency for heating and cooling with a massive split air conditioning unit which heats or cools the entire house. The spacious kitchen is expansive, modern, and appealing to suit all tastes, with metres of white cabinetry and stylish stainless steel appliances. Stone bench tops including a long island with breakfast bar, brand new never used appliances with Blanco oven, hob and microwave and there's plenty of storage, including full length overheads, and metres of under bench combination drawers and cupboards. A dishwasher recess ready with plumbing and electrics completes the space. What an absolute delight for all cooks! Sliding doors out to the landscaped low maintenance garden and superb tall alfresco space is fabulous for entertaining, positioned leeward of the sea breeze. The bathrooms have clever shower cubicles, quality bench tops, storage and back to wall WC's. Laundry room off the kitchen is ready for your front loading washing machine, with full height linen cupboard and elegant stone bench top finish. Three light and ventilated bedrooms offer built in or walk in wardrobes 20 Tiller Turn is in a very quiet street where you could be mistaken for being down South with it's tall gum trees, chirping birdsong and the distant sound of waves crashing on the shore. Simply a special spot to stay. A great lock up and leave within walking distance of the train station, medical centre, shopping centre, cafes, schools, sporting grounds and the beach of course. Who needs a car? If you're looking for a designer home then this it - a "one off", very low cost to run and maintain and if you're time poor then this is for you. less time spent cleaning and gardening and more time surfing, golfing, fishing, boating, bowling, hiking, relaxing and enjoying life. Room for the family, room for your mates or a great investment property. Whats included? Split Air Conditioning unit 7.3 KW Instant Gas Hot Water Gas Hob Blanco Oven Insulation- Batts in walls and roof, anticon under roof Downlights Remote garage Rated 7.4 NAtHers Home Energy Rating star energy efficiency TV Aerial Free to air TV Pentanet High Speed Internet ready for activation Builders Indemnity Cover to Mid 2029 Costs Shire Rates \$1900 pa Water rates \$1000 pa Survey Strata Green title \$207 every 3 months Zero common property Current Rental Appraisal \$570 pw Location 45m from the nearest bus stop to Yanchep Station which is 5 mins away (Bus stop return opposite) 5 min drive to 'The Spot' surf break 6 mins to 2 Doctors surgeries. 6-8 mins walk to 4 Pharmacies 6 min walk to Indian, Chinese, Bistro Restaurants and Cafes 8 mins walk to 2 Primary Schools 7 mins walk to 3 supermarkets, Aldi, Coles and Woolworths 15 mins walk to Yanchep Secondary College Close to the Bowling Club Close to the Golf Course Short drive to the National Park 8 mins drive to the Two Rocks Marina Call Jayne for more information or to confirm a time to view. 0416377345. Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations. Property Features Air Conditioning Outdoor Entertainment Area Built-in Robes Ensuite Remote Control Garage Broadband