

**92 Lagoon Dr, Yanchep, WA, 6035**

**House For Sale**

Tuesday, 26 November 2024



92 Lagoon Dr, Yanchep, WA, 6035

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jayne Mitchell  
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## 📍 Location, Convenience and Lifestyle Packed with Potential

📍 Looking for a place with room for everyone, and amazing outdoor space?

This well-loved family home on a massive 873m<sup>2</sup> block has it all!

Located in the much sought after Lagoon Estate, you'll enjoy being right across from a beautiful park, with the beach, shops, and schools all just a short walk away.

📍 Home Highlights:

- Completely modernised by current owners
- In home Total Water Filtration
- Front and Rear Verandahs for relaxing outdoor spaces
- Solid wood double front doors
- Open and Spacious Living Areas – large lounge, cozy dining with a wood burning stove
- Study nook
- Fully Equipped Modern Kitchen – gas cooktop, double sink, pantry, and fridge recess
- 4 Bedrooms with built-in robes (Main bedroom with 4 robes and ceiling fan)
- Expansive Outdoor Entertainment Area – pitched patio with extensive paving, perfect for gatherings Summer or Winter
- Brand new Double Garage or Man Cave at the rear for secure parking or extra storage/gym and entertainment space
- Generous Block Size with potential to subdivide one day in the future! (STCA )
- Renovated Kitchen and Bathroom
- New flooring throughout replacing the carpets with planks
- Euromaid Dishwasher
- 600mm Chef Oven
- Space for large fridge
- Microwave cabinet space
- Brick built home
- Security screens
- Woodburning heater
- Panasonic Split Air Conditioning Unit
- 8m x 6m Powered Garage/shed to the rear
- 873 sqm block
- 23.3m frontage

Location

\*Bus stop nearby connecting to train station

\*Park and playground only short walk away

\*less than 1km to the beach

\*approx. 3min walk to school

\*approx. 3min drive to Yanchep Central shopping centre

\*approx. 5min drive to the Yanchep train station

\*5min drive to Sun City Golf course

\*5min drive to Yanchep National Park

\*approx. 10min drive to Two Rocks Marina and restaurants

Located in the established and character-rich area of original Yanchep, this property offers a unique sense of individuality and space, with distinctive homes and well-spaced neighbours.

With the rail line and station in Yanchep now open, it is the perfect time to invest and capitalise on the impending growth in this coastal town.

Enjoy the short walk to the beautiful sandy beaches, the safe swimming area of the Lagoon, variety of shops, medical facilities, cafes, schools, and various other amenities, all just minutes away.

With the new rail line and station now operational in Yanchep, there's never been a better time to invest in this thriving coastal town.

-This is your chance to own a home with space, great location, convenience, and potential. Don't miss out - come and see it for yourself!

Contact Jayne Mitchell 0416 377 345 or [jmitchell@hky.com.au](mailto:jmitchell@hky.com.au) to confirm attendance.

Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy

All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.