



18 Garrong Close, Edgewater

## UNDER OFFER BY TEAM SHEPPARD!

Welcome to 18 Garrong Close, perfectly positioned in a peaceful cul-de-sac in sought after Edgewater.

Directly opposite the stunning Yellagonga Regional Park, this home offers a rare lifestyle opportunity where daily walks among kangaroos, birdlife, and scenic trails become part of your routine, with pathways leading all the way to Joondalup City Centre and beyond.




Step inside and you will immediately feel the light-filled warmth of this well-maintained home, designed for easy living and effortless entertaining. With a thoughtful balance of indoor and outdoor spaces, it's the ideal fit for busy families who want low-maintenance comfort without compromising on lifestyle.

Whether it's relaxing under the patio, entertaining friends, or simply enjoying the peaceful surroundings, this home delivers on every level, all while being just moments from beaches, shopping, schools, and transport.

- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/nu4Jgmtl0ilf>

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Victoria Park | Belmont (WA)  
(08) 9473 7777



Features you will love:

- 444sqm easy-care survey strata block
- Spacious master bedroom with walk-in robe
- Stylishly renovated ensuite
- Multiple living areas including games room/family lounge & dining
- Beautifully updated kitchen at the heart of the home - you can watch the children play in the back yard while you cook
- Separate formal lounge and dining
- Three generous bedrooms
- Modern family bathroom plus separate WC
- Functional laundry
- Single carport/garage with drive-through rear access
- Inviting undercover patio-perfect for year round entertaining

This is more than just a home, it is a lifestyle upgrade in one of Edgewater's most desirable pockets.

Walking distance to your local IGA centre with your local fish and chip, and Kebab shop right on your doorstep

Train station is a 10 minute drive - so close for comfort

Mullaloo Beach on your doorstep

This home is tenanted with great tenants until 20 November 2026

Council Rates PA - \$1,933.48

Water Rates PA - \$1,258.50

NO STRATA FEES AS THIS IS A SURVEY STRATA BLOCK

## MORE DETAILS

Property ID                    5GUAFFB  
Property Type                House

**Michael Sheppard 0433 275 080**

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**Diane Sheppard 0420 216 066**

Real Estate and Business Agent | diane.sheppard@ljhvicpark.com.au

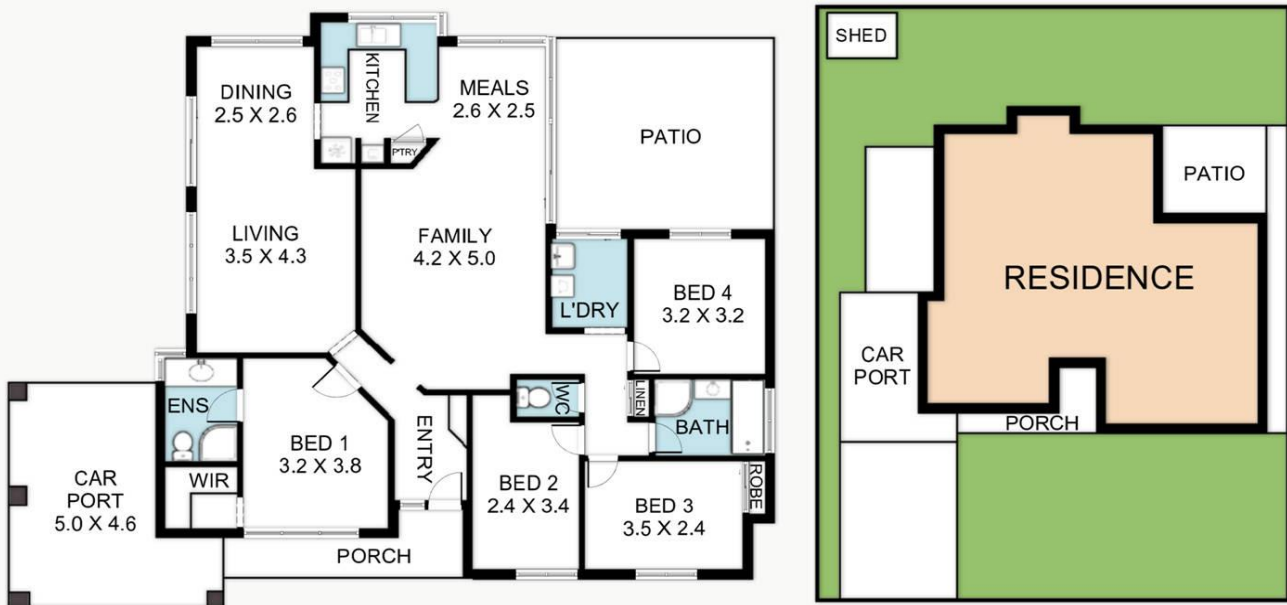
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## 18 Garrong Cl, Edgewater WA 6027

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.