



7 North Yunderup Road, North Yunderup

## Perfect for First Home Buyer, Family or the person who wants a large block

"Welcome to 7 North Yunderup Road, North Yunderup.

This fantastic 3-bedroom plus study, 2-bathroom home is the perfect opportunity for first home buyers looking to enjoy a relaxed, semi-rural lifestyle.

Set on a generous 1,012 square metre block, this property offers space, comfort, and an unbeatable location-just approximately 100 metres to the boat ramp and the beautiful Murray River.

Inside, the home features a light-filled open plan living area with vaulted ceilings, creating a real sense of space and warmth. The kitchen is well-equipped with a 4-burner gas stove, electric oven, rangehood, twin sink, and ceiling fan-perfect for everyday living and entertaining.

The main bedroom includes a walk-in robe and private ensuite with shower and toilet, while bedrooms two and three both offer built-in robes. There's also a study at the front of the home-ideal for working

3 2 2

### FOR SALE

Offers Over \$699,000

### VIEW

Sun 26th Apr @ 11:00AM - 11:30AM

### AGENTS

John Ball  
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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

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from home or a quiet retreat.

Additional features include a dining area with split system air conditioning, a spacious laundry with walk-in linen cupboard, and evaporative ducted air conditioning throughout.

Step outside and you'll find a large gable patio-perfect for entertaining family and friends-along with a garden shed, solar system, and double carport.

If you've been searching for space, lifestyle, and value close to the water, this one is not to be missed.

- Council rates approx \$2270 per annum
- Water rates approx \$1400 per annum
- Block size 1012m<sup>2</sup>
- Living space 118m<sup>2</sup>
- Build 1990

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## MORE DETAILS

Property ID                    4T6XFF2  
Property Type                House

**John Ball 0418 396 056**

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