



28 Countess Circuit, South Yunderup

Great Potential needs some TLC Ideal First Homebuyers and Down sizers

Being Sold in AS IS Condition.

Nestled in picturesque South Yunderup and surrounded by natural bushland, 28 Countess Circuit offers the perfect blend of lifestyle, comfort and convenience. Just moments from the stunning Murray River, local parks and shops - and only a short drive to the South Western Highway and Kwinana Freeway - this home is ideal for first home buyers, downsizers or astute investors.

Step inside to discover a thoughtfully designed floor plan with two separate living areas. At the front of the home, a versatile multipurpose room offers endless possibilities - perfect as a home theatre, formal lounge, playroom or dining space. The spacious master suite is also located at the front and features a walk-in robe, ceiling fan and private ensuite.

Toward the rear of the home, the light-filled open plan living area creates the true heart of the home. The kitchen overlooks the meals and lounge area and is equipped with stainless steel appliances, ample cabinetry, double sink and breakfast bar - ideal for everyday

3 2 2

FOR SALE

Offers from \$749,000

VIEW

Sun 1st Nov @ 11:30AM - 12:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.



living and entertaining.

The rear wing of the home accommodates two generous bedrooms, both with built-in robes, serviced by a family bathroom.

Outside, gardens wrap around the property, creating a private and peaceful setting. Two alfresco areas provide fantastic options for entertaining and summer BBQs, all while enjoying views across the reserve opposite.

Additional features include:

- Solar panel system
- Ducted reverse cycle air conditioning
- Rainwater tank
- Double garage with side workshop/storage area

Surrounded by beautiful parks and scenic cycle paths, with the Murray River just moments away, this home delivers a relaxed lifestyle without compromising on accessibility.

A fantastic opportunity in a sought-after riverside community - don't miss your chance to secure this property.

Contact:

Ian Watson —0428 887 599

Karen Watson —0419 950 203

LJ Hooker Property Experience South

Servicing the Mandurah and Peel Regions.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4SSZFF2
Property Type	House
Land Area	413 m2

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TOTAL: 147 m2

1st floor: 147 m2

**EXCLUDED AREAS: GARAGE: 32 m2, COVERED PATIO: 16 m2, PORCH: 16 m2,
WALLS: 11 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.