



38 Munji Street, South Yunderup

Contemporary Comfort Meets Effortless Living

Welcome to 38 Munji Road, South Yunderup. Built in 2023, this is a near new stunning modern home designed for effortless family living and stylish entertaining. Positioned in the sought-after Austin Lakes Estate, this spacious 4-bedroom, 2-bathroom residence combines contemporary finishes, generous proportions, and low-maintenance living, all within close proximity to schools, parks, and the local IGA shopping complex.

Step inside and be greeted by a light-filled entry hallway, complemented by quality hybrid flooring throughout the main living areas and plush carpets to the bedrooms and theatre room. Offering approximately 185sqm of internal living space, this home has been thoughtfully designed to provide both comfort and functionality.

The king-sized master suite is privately positioned and features a walk-in robe along with a beautifully finished ensuite complete with modern fittings and an oversized shower.

At the heart of the home, the expansive open-plan living and dining area seamlessly connects to the stylish chef's kitchen, showcasing stone benchtops, quality appliances, overhead cabinetry, and an

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FOR SALE

Offers Over \$829,000

VIEW

Sat 30th May @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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 **LJ Hooker**

enormous walk-in pantry, perfect for growing families and entertainers alike. A separate theatre room provides the ideal retreat for movie nights or additional living space.

The rear wing of the home accommodates three generously sized minor bedrooms, all fitted with built-in robes and serviced by a modern main bathroom with shower, bathtub, and separate toilet.

Year-round comfort is assured with ducted reverse-cycle air conditioning throughout, while outside, the spacious alfresco overlooks a private, low-maintenance backyard —the perfect setting for summer BBQs and relaxed outdoor living.

Features include:

- New modern 4-bedroom, 2-bathroom home
- Approx. 185sqm of internal living space
- Double lock-up garage with shopper's entry
- Separate theatre room
- Ducted reverse-cycle air conditioning
- " Chef's kitchen with stone benchtops and huge walk-in pantry
- " Quality finishes and stylish modern décor throughout
- Spacious alfresco and low-maintenance backyard
- Close to schools, parks, shops, and local amenities

This is a fantastic opportunity to secure a beautifully finished family home in one of South Yunderup's most popular estates.

Need to know:

Council Fees: \$2600.00 Approx P/A

Water Corp: \$1,398.00 Approx P/A

Don't miss your opportunity to secure this exceptional home.

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 enquiries and rely on their own personal judgment regarding the information contained in this advertisement. Nav Vaughan and LJ Hooker Mandurah provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4TCAFF2
Property Type House

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