

5 Egret Place, South Yunderup

Exquisite, Elegant, Extravagant

Welcome to 5 Egret Place, South Yunderup - where elegance meets extravagance on the serene banks of the Murray River. There is nothing to do on this property all modern upgrades, new carpet, new paint, viewing will not disappoint.

Set on a massive 1,108m² block with approximately 60 metres of prime canal frontage, this exceptional waterfront residence is the ultimate lifestyle retreat for those who value space, luxury, and location.

At the heart of the home, a stunning modern kitchen awaits, featuring a 900mm pyrolytic oven, 5-burner induction cooktop, and two-drawer dishwasher - all designed to impress the home chef.

Flowing effortlessly from the kitchen is a formal dining room and a welcoming front lounge with a cozy wood-tiled fireplace and split system air conditioning.

The expansive lounge and family area boasts soaring high ceilings and incredible natural light from tall rear windows, finished with elegant new sheers that add a touch of opulence.

The main bedroom is a private retreat complete with canal views and

4 2 2

FOR SALE

Offers Over \$1,649,000

AGENTS

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AGENCY

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LJ Hooker

a walk-in robe, split system air conditioning, and a luxurious ensuite with a rain shower. Bedrooms 2 and 3 include built-in robes, while bedroom 4 doubles as the perfect home office. The home also features a stylish modern laundry and a convenient second toilet.

The double garage offers extra storage with a handy loft space, while outdoors you'll enjoy reticulated gardens, solar panels, solar hot water, and best of all - your own private jetty, ready to accommodate a large boat for your river adventures.

Large undercover carport for a caravan or boat

Whether you're after tranquility, entertaining space, or waterfront living - this property has it all.

- Living space 290m²
- Block size 1108m²
- Build 1995
- Council rates approx \$2900 per annum
- Water rates approx \$1600 per annum

Don't miss this rare opportunity. Contact John Ball to book an appointment today to view this outstanding property of 5 Egret Place, South Yunderup. Luxury waterfront living is just one move away.

MORE DETAILS

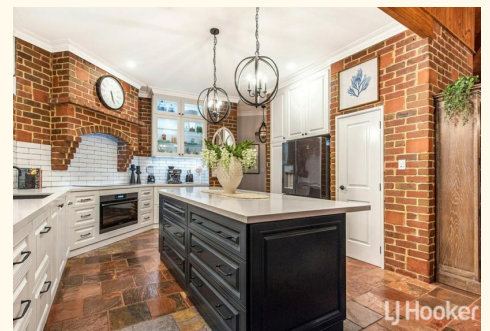
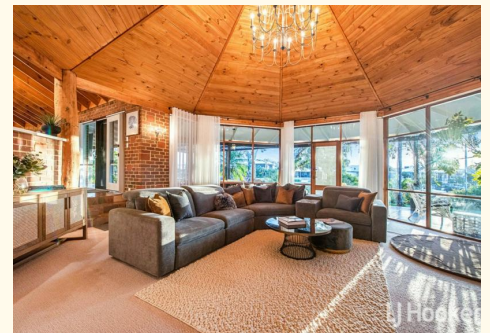
Property ID	4RTPFF2
Property Type	House
Land Area	1109 m ²

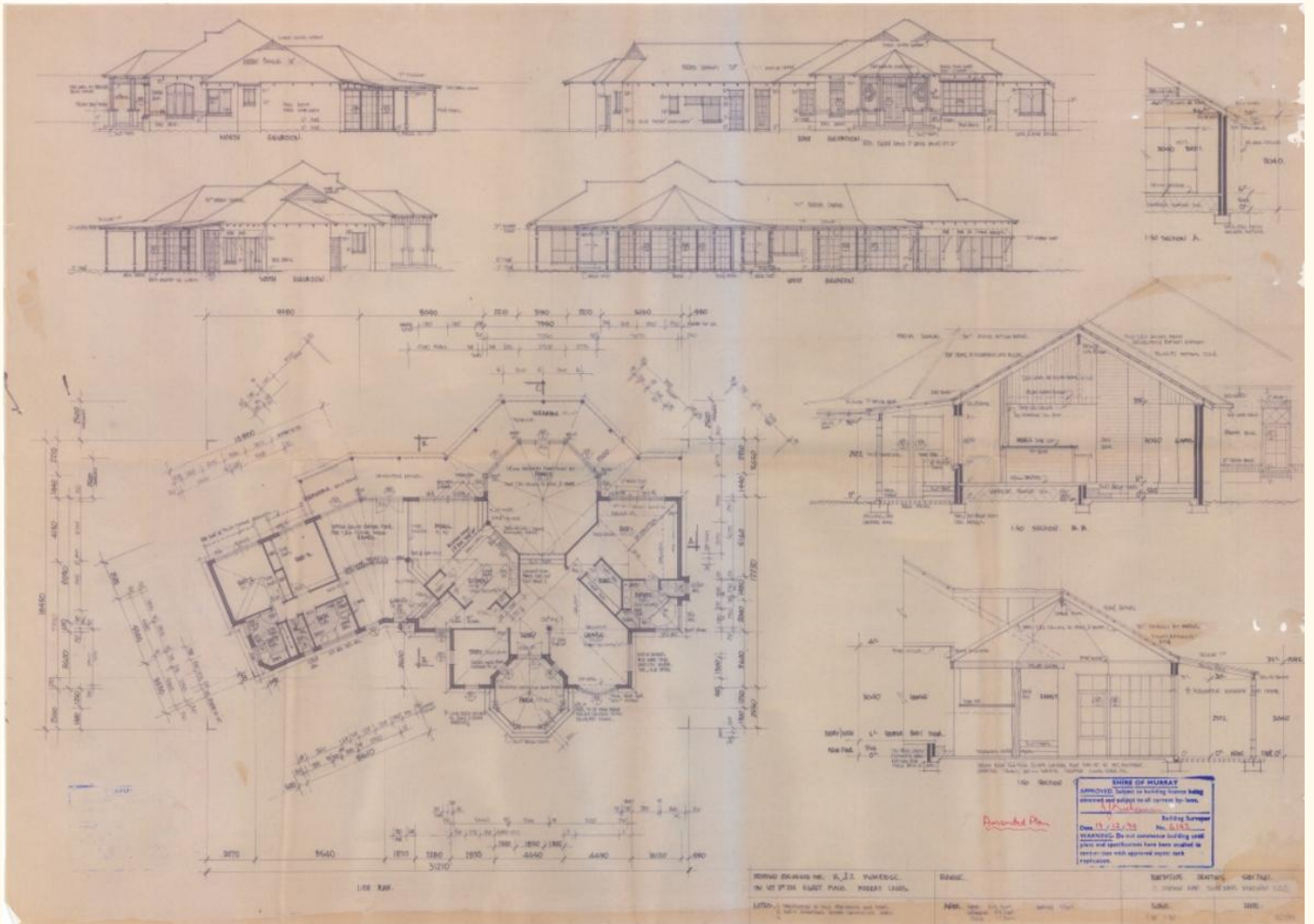
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