



16 Holiday Way, Yanchep

Welcome to 16 Holiday Way in Yanchep —near new family home views of the ocean!

LOCATION




This near new 4 bed, 2 bath, home is located in the desirable Capricorn Beach Estate and sits so close to the ocean, ocean views from your front garden!

WHAT'S IN & AROUND YANCHEP

Capricorn Beach Playground, St Andrew Golf Course, Yanchep National Park. The home is a short stroll to the new Yanchep Beach Club and local beaches. Plenty of shops, parks and local schools. The perfect beachside lifestyle for the family.

WHAT YOU GET

This 2024 built B1 home has a neutral colour scheme and décor which flows through this 4 bed, 2 bath, double garage home, open plan living, plus theatre and study, and under roof Alfresco. A shopper's door gives you direct entry to garage for security and ease of access into the home. There is a spacious theatre room which offers great entertaining for those movie nights. The modern kitchen is finished with stone bench tops, splashback and breakfast bar,

4  2  2 

FOR SALE

Mid/High \$800's

AGENTS

Chrys Timpson
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

stainless steel cooking appliances including double oven & 5-gas burner hob, large pantry with plenty of storage. The master bedroom has twin robes, the well-appointed ensuite with stylish modern fittings and separate WC. The separate wing to the back of the home offers 3 great size bedrooms and robes with shelf and hanging rail, all three bedrooms are close to the stylish main bathroom, and separate toilet. Ducted r/c air con and led lighting.

OUTDOORS

The rear of the open plan living opens out to the alfresco where you can enjoy entertaining guests. High colour bond fencing for privacy and security. Low maintenance gardens to front and rear of home.

Built - 2024 House — 160sqm (202sqm inc alfresco, garage and porch)

Block - 375sqm

This home will not last long
Contact: Chrys Timpson 0424839055
Email: chrys.timpson@ljhpxp.com.au

MORE DETAILS

Property ID	3UECFGJ
Property Type	House
Land Area	375 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (2) Built-in-Robes Secure Parking

Chrys Timpson 0424 839 055
Sales Executive | chrys.timpson@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





SITE COVERAGE

ZONED	RVO30
SITE AREA	375.00m ²
SITE COV. AREA	192.66m ²
SITE COV. = 51.4%	

300 CEILING LEVELS THROUGHOUT UNLESS NOTED OTHERWISE



PROPOSED AREA'S - WA CLASSIC

NAME	AREA	PERIMETER
ALFRESCO	8.915	12.260
DOUBLE GARAGE	32.297	21.163
HOUSE	158.503	61.380
PORCH	8.915	3.822
202.728 m²		

NOTE: ALL FURNITURE AND SOFTSCAPING IS INDICATIVE ONLY AND NOT INCLUDED IN B1 CONTRACT

THIS DESIGN IS THE PROPERTY OF B1 HOMES

B1 HOMES
 BUILDERS REGISTRATION N° 14299
 23 FROBISHER STREET
 OSBORNE PARK WA 6015
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OWNER	DATE	TIME	BY	SCALE
OWNER	20-3-Jan-2024	12:14 PM AWST	MC	1:20
BUILDER	DATE	TIME	BY	SCALE
BUILDER	21-3-Jan-2024	7:33 PM AWST	MC	1:20

NOTE: WORKING DRAWINGS MAY VARY FROM SALES SKETCH DUE TO BRICK SIZES/SPACING, BUILDING CODES AND SITE REQUIREMENTS

CLIENT	DATE
CLIENT	1:20
SITE ADDRESS	WA
LOT 1785 HOLIDAY WAY, YANCHEP	WA
SKETCH PLAN	SCALE: 1:100

MARINA
 FOR ALL ENQUIRIES PLEASE CONTACT:
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