



17 Paddle Way, Yanchep

## COASTAL LIVING, LOCATION & LIFESTYLE

### Ideal Investment Opportunity

This property is currently tenanted until August 2026, offering immediate rental income for the new owner. Property is currently tenanted on a fixed term lease agreement until 22/08/2026 and \$620 per week

Perfectly positioned just minutes from the ocean, this near new four-bedroom, two-bathroom home is set within the highly sought-after Capricorn Beach Estate. Enjoy refreshing sea breezes and a coastal outlook from the front garden, with pristine beaches, scenic walking trails, the new Yanchep Beach Club and the iconic Yanchep Lagoon all just moments away.

Thoughtfully designed for relaxed coastal living, the home offers an ideal balance of comfort, space and lifestyle, making it perfectly suited to families, professionals or anyone seeking a low-maintenance home by the coast.

Inside, a contemporary colour palette flows throughout the spacious four-bedroom design, featuring open-plan living, a dedicated theatre room and an under-roof alfresco, ideal for relaxed coastal living and

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**FOR SALE**  
High \$800,000's

### AGENTS

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### AGENCY

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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**

entertaining year-round.

The master bedroom is generously proportioned and includes a large walk-in robe with shelving and hanging space, along with a stylish ensuite featuring modern fittings and a separate WC. A shopper's entry provides secure and convenient access directly from the double garage into the home.

The theatre room offers excellent separation and is perfect for movie nights or quiet relaxation. At the heart of the home, the well-appointed kitchen boasts stone benchtops, a breakfast bar, quality stainless steel appliances, tiled splashback and a large pantry offering ample storage. The open-plan living area flows seamlessly to the alfresco, where you can entertain family and friends while enjoying cool sea breezes during summer.

A separate wing of the home accommodates three well-sized minor bedrooms, all with generous robes, centrally located around the stylish main bathroom and separate toilet. The laundry is well designed with excellent linen storage.

Outdoors, high Colorbond fencing provides privacy and security, while the low-maintenance gardens to both the front and rear make this an easy-care home suited to busy lifestyles.

Located just a short drive to the National Park, new schools, shopping precincts, public transport and local dining options, this home delivers the ultimate coastal lifestyle in a growing community.

Property features include:

- Four bedrooms, two bathrooms
- Dedicated theatre room
- Open-plan living and dining
- Kitchen with stone benchtops, breakfast bar and large pantry
- Master bedroom with walk-in robe and modern ensuite
- Minor bedrooms with generous robes
- Quality flooring to living areas, carpet to bedrooms and theatre
- Ducted air conditioning
- Double garage with remote access and shopper's entry
- LED downlights and quality window blinds throughout
- Under-roof alfresco entertaining area
- Low-maintenance gardens front and rear

This modern home offers the perfect coastal lifestyle-enquire today to find out more information.

**ARE YOU THINKING OF SELLING?** If you are looking for a sales executive to sell your home, I would love to hear from you. Contact me on 0416 768 677 or [emma.mahony@ljhpxp.com.au](mailto:emma.mahony@ljhpxp.com.au) for a no-obligation and confidential conversation.

## MORE DETAILS

Property ID 3UU1FGJ  
Property Type House  
Land Area 315 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Remote Garage

**Emma Mahony 0416 768 677**

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