



21 Frigate Crescent, Yanchep

## Lifestyle, Location and Land in a Premium Coastal Pocket

Set on a generous 809sqm block in a quiet street within the sought after old Lagoon area of Yanchep, this well positioned home presents an outstanding opportunity for homeowners, investors and future developers alike. Zoned R20 with proposed R40 zoning in the future, the property offers exciting potential while remaining perfectly comfortable to enjoy as is.

The home features three bedrooms and two bathrooms, with a separate front lounge providing a peaceful retreat away from the main living areas. At the heart of the home is an open plan living and dining space that flows effortlessly, creating a welcoming environment for everyday living and entertaining. Outdoors, a large shed to the rear adds excellent storage or workshop space, while the expansive backyard offers plenty of room for outdoor living, entertaining, children or pets, further enhancing the practicality and appeal of the property.

Surrounded by an exceptional range of coastal, retail, medical and recreational amenities, this location offers a relaxed and convenient lifestyle with everything you need close at hand..

Families will appreciate the convenience of nearby schools, with

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**FOR SALE**  
Sold \$800,000

### AGENTS

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### AGENCY

LJ Hooker Joondalup  
(08) 9300 2100

**LJ Hooker**

Yanchep Beach Primary School approximately 800 metres away,  
Yanchep Lagoon Primary School around 1.3 kilometres from home  
and Yanchep Secondary College just 1.8 kilometres away.

Leisure and coastal living are at your doorstep, with the Yanchep Lagoon only 1.3 kilometres away, the popular Yanchep Beach Club just 2.4 kilometres from home and Yanchep Village approximately 1.5 kilometres away for everyday essentials and dining.

Commuters will also benefit from easy access to the Yanchep train station, located around 3.8 kilometres away.

With coastal charm, space to move and future growth on the horizon, now is the time to secure your slice of paradise in this thriving coastal community.

2025/2026 Outgoings

Water: \$289.66

Council: TBA

Please be aware that these figures are approximate only

Rental appraisal - \$550 - \$600 per week

## MORE DETAILS

Property ID	KKEHRD
Property Type	House
House Size	111 m2
Land Area	809 m2
Including	Ensuite
	Toilets (2)

**Ian Knight 0413 447 016**

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