



27 Kardan Drive, Yanchep

## Modern Coastal Escape in a Quiet Pocket of the Capricorn Estate

Nestled in a quiet pocket on the edge of the Capricorn Estate, this premium 4 bedroom, 2 bathroom home sits on a generous 603sqm block and has been built to an exceptional standard by Content Living. Thoughtfully designed for comfort and practicality, it features a spacious open plan layout, a large theatre room with recessed ceilings, and a chef's kitchen boasting a 1.2m deep island bench and quality finishes throughout.

The master suite is a true retreat, complete with a large walk in wardrobe and a private ensuite, while the three minor bedrooms each include built in mirrored robes. The main bathroom features a bath and separate toilet, ideal for busy family living. The wide entry with a recessed ceiling creates an immediate sense of space and style, setting the tone for the rest of the home.

Additional features include a powerful 15kW, 3-phase solar power system with a large battery backup and grid failure protection, ensuring energy efficiency and peace of mind. There is also convenient access from the front of the property to the back via a

4  2  2 

### FOR SALE

Under Offer - \$950k+

### AGENTS

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### AGENCY

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 **LJ Hooker**

large side gate, perfect for storing a caravan, boat, or trailer. The long gable patio extends the living space outdoors and is ideal for entertaining or relaxing with family and friends.

Perfectly positioned for lifestyle and convenience, the property is just 1.5km from Yanchep Beach Primary School, 1.9km from Yanchep Rise Primary School, 2.5km from Yanchep Secondary College, and 1.3km from the stunning Yanchep Beach. You'll also be within walking distance to popular spots like Lil Sista's Café and Campground Adventure Park, while Woolworths, Aldi, and local dining options are less than 2km from your door. For leisure and recreation, the spectacular Lagoon and Fisherman's Hollow are only 2.1km away, and the renowned Sun City Country Club, one of Australia's Top 100 Golf Courses, is just 2.1km from home.

2025/2026 Outgoings

Water: \$1,219.70

Council: TBA

(Please note these figures are approximate only.)

Rental Appraisal: \$690—\$720 per week

## MORE DETAILS

Property ID	KD8HRD
Property Type	House
House Size	229 m <sup>2</sup>
Land Area	603 m <sup>2</sup>

**Ian Knight 0413 447 016**

Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

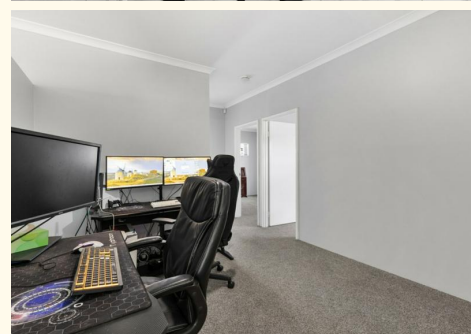
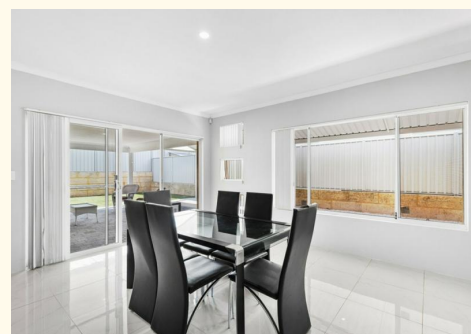
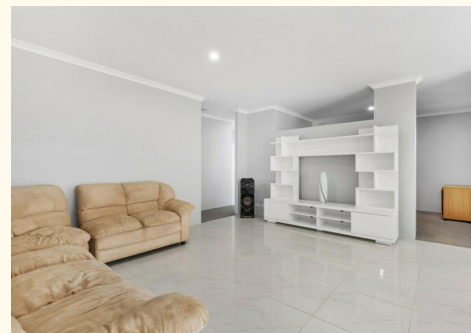
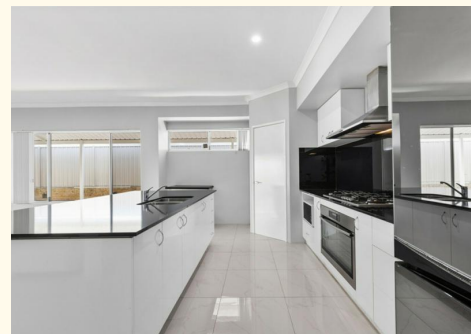
**Marco Viljoen 0468747725**

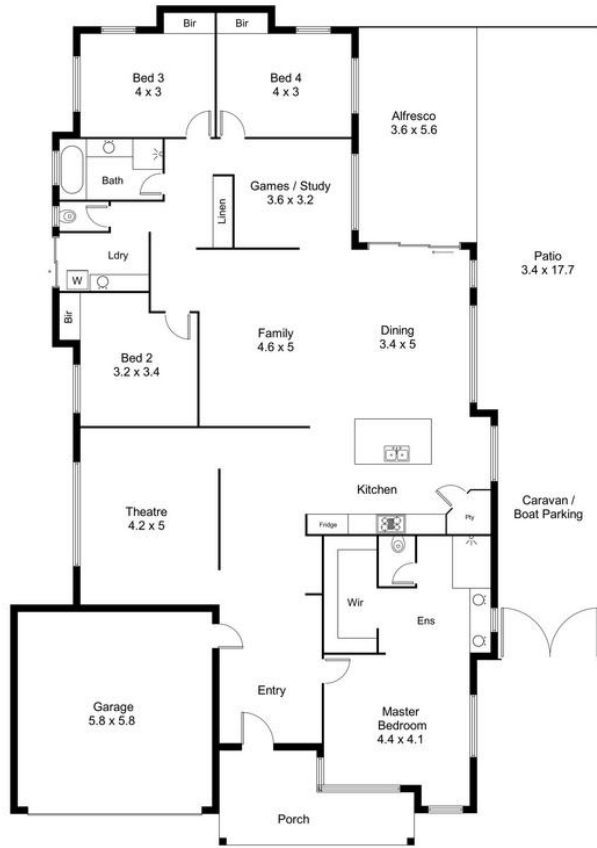
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