

## Yanchep, 4 Obel Close

STUNNING 3X2 PLUS STUDY PLUS THEATRE !!



Welcome to 4 Obel Close Yanchep, a stunning family residence in a peaceful cul-de-sac location in Vertex Private Estate, just minutes from ALL of Yanchep's best amenities.

With High Quality finishes throughout, a fantastic rear entertaining area and an enclosed front yard, this home offers Lifestyle & Location: Shopping centres, Schools, Parks and Pristine Yanchep Beach Lagoon, Sun City Country Club Golf Course and the newly opened Yanchep Train Station are all only a couple of minutes away! The new rail link provides easy access to both Joondalup and Perth CBD. The Yanchep National Park is only about 5 mins away as well. This property offers both convenience and lifestyle.

Home Features:

- 3 Bedrooms PLUS Study PLUS Theatre
- Open Plan Living: The open-plan living area is ideal for entertaining; the kitchen has high quality fittings and fixtures and 900mm Cooktop Oven & Rangehood

**For Sale**  
UNDER OFFER!

**View**  
[ljhooker.com.au/JEMHRD](http://ljhooker.com.au/JEMHRD)

**Contact**  
**Jeremy Bent**  
0415 217 592  
[jeremy.bent@ljhooker.com.au](mailto:jeremy.bent@ljhooker.com.au)



**LJ Hooker Joondalup**  
**(08) 9300 2100**

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- Stone benchtops throughout
- All bedrooms have built-in robes, the master with walk-in robe and double vanity to ensuite.
- Separate study which could be converted into a 4th bedroom
- Separate theatre for family movie nights
- 2 x Separate WC's
- 2 x Double size Linen cupboards
- Overhead cupboard space to the Laundry
- Alarm System and CCTV
- 7 Camera System
- Security doors
- Extra Height Garage to accommodate the 4WD
- Quality Timber Laminate flooring throughout
- Ceiling fans in all bedrooms
- Beautiful Feature Lighting & Down lights throughout
- Freshly Painted
- In-Ceiling Speakers both Indoor & Outdoor with a 3 receiver Cremcast Audio system which also covers the garage
- Outdoor entertaining area with Timber Decking and patio
- Fully Fenced Enclosed Front Yard with gate, courtyard & low-maintenance Artificial Turf
- 5KW Solar Inverter
- Ducted Reverse Cycle Air-conditioning

This beautiful property offers the perfect blend of coastal living and urban convenience, making it the ideal home for families wanting to enjoy the Yanchep lifestyle. Don't miss your opportunity to secure this beautiful family home.

Don't miss your chance to view. Contact Jeremy Bent 0415 217 592

## More About this Property

<b>Property ID</b>	JEMHRD
<b>Property Type</b>	House
<b>House Size</b>	164 m2
<b>Land Area</b>	395 m2
<b>Including</b>	Ensuite Toilets (2)

### Jeremy Bent 0415 217 592

Sales Representative | [jeremy.bent@ljhooker.com.au](mailto:jeremy.bent@ljhooker.com.au)

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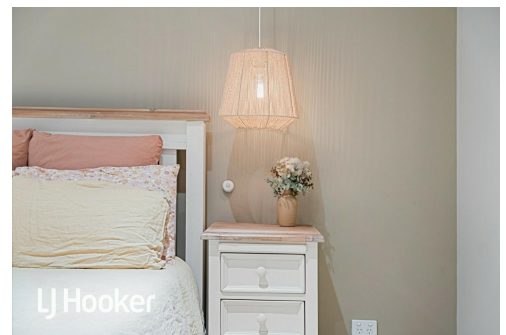
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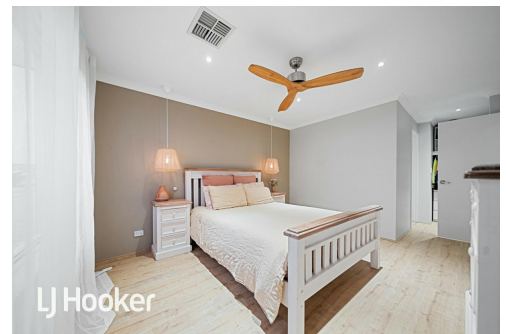
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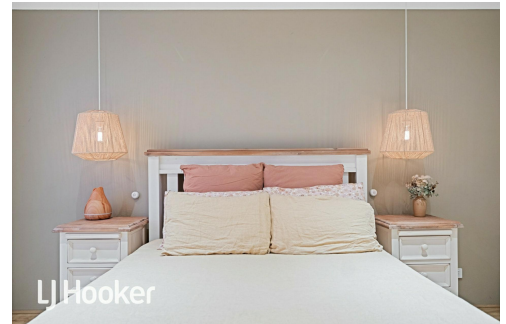
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