



Yanchep, 48 Bulburin Parade

LARGER THAN LIFE !!

Your Dream Family Home Awaits in Beautiful Yanchep

Step into a haven of comfort and style with this larger-than-life 4-bedroom, 2-bathroom home, perfectly crafted by quality builders, Impressions. Nestled in the heart of the thriving Jindowie Estate, this modern masterpiece offers not just a home, but a lifestyle.

With Shops, Restaurants, Schools, Medical Facilities, the new Metronet Yanchep Train Station and the iconic Yanchep Lagoon just minutes away, everything you need is right at your fingertips.

Where Space Meets Sophistication

From the moment you arrive, the front yard welcomes you with its low-maintenance artificial turf and ample parking with side access, all overlooking a lush parkland view.

Inside, prepare to be wowed by:

-A luxurious master retreat, boasting a massive walk-in robe and a modern en-suite with a



For Sale

UNDER OFFER Home Open Cancelled

View

ljhooker.com.au/J7DHRD

Contact

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LJ Hooker Joondalup
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Disclaimer: All information contained therein is gathered from relevant third parties sources.

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

double-sized shower and premium finishes.

-A huge step-down theatre room with projector -perfect for movie nights or immersive gaming sessions, complete with abundant power outlets.

-A separate study that could easily become a 5th bedroom to suit your needs.

-A separate Games Room

-Spacious Open plan kitchen / family / dining

-3 further queen-sized bedrooms, each equipped with plush carpets, built-in robes, and ducted air conditioning for year-round comfort.

-The Heart of the Home

At its core lies a chef's delight-a stunning, well-appointed kitchen where cooking and entertaining will feel effortless, whether it's for weeknight dinners or entertaining friends and family.

Featuring:

-900mm stainless steel appliances

-Quality benchtops and a breakfast bar

-Generous pantry and storage options

-Dishwasher and double fridge recess

Outdoor Living,

Celebrate the Aussie love for outdoor entertaining in the paved alfresco area, complete with power and gas points for unforgettable BBQs. Surrounding this space, you'll find reticulated garden beds and more artificial turf, keeping maintenance to a minimum so you can spend more time enjoying life.

Extras That Wow:

This home has been designed to tick every box, featuring:

-Side access for your boat or caravan

-A 2.5kW solar system with 8 panels for energy savings

-Reverse cycle ducted air conditioning

-ATTIC STORAGE with fold-down ladder access

-Quality Oak Scratch Resistant laminate flooring, plush carpets, NBN connectivity, and so much more

? Your dream lifestyle starts here. See you at the Home Open!



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More About this Property

Property ID	J7DHRD
Property Type	House
House Size	217 m ²
Land Area	480 m ²
Including	Ensuite Toilets (2)

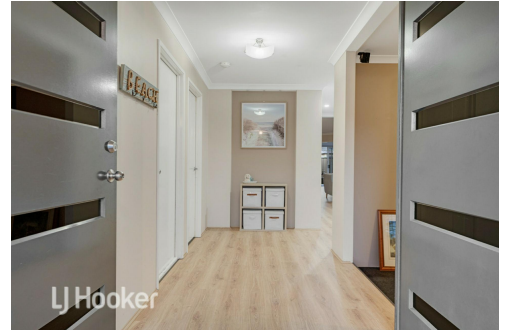
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