






48 Jerrail Street, Yanchep

## Feature-Packed Living In A Prime Parkside Position

Perched proudly in an elevated position on a generous 512sqm block, this feature-packed home delivers the perfect balance of space, comfort, and practicality for modern family living. Thoughtfully designed with distinct living zones and seamless indoor-outdoor flow, this is a property that effortlessly adapts to both relaxed everyday living and entertaining on a grand scale.

From the moment you arrive, the broad entrance hallway creates an immediate sense of space and welcome. Positioned near the front of the home, the dedicated home office provides the ideal work-from-home setup, while the separate theatre room offers a private retreat away from the main living areas; perfect for movie nights or simply unwinding in peace.

At the heart of the home, the expansive open-plan kitchen, living, and dining area creates a warm and inviting central hub for the whole family. The well-appointed kitchen boasts abundant storage, a large pantry, generous benchtop space, and convenient breakfast bar seating, making it equally suited to busy mornings and entertaining guests. The dining area is beautifully anchored by a striking fireplace that brings warmth and atmosphere through the cooler months, while

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**FOR SALE**

Please Call

**AGENTS**

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large windows flood the living space with natural light and enhance the home's airy feel.

Sliding effortlessly outdoors, the alfresco area opens onto an extensive limestone-paved entertaining zone, offering endless flexibility for gatherings with family and friends. Whether you envision sprawling outdoor dining, a future spa installation, or simply room to spread out and enjoy the lifestyle on offer, this backyard is ready to deliver. The expansive lawn area also provides ample space for a future pool, with the reticulation system cleverly designed in advance to avoid costly reworking down the track.

The accommodation has been cleverly planned to maximise privacy and functionality. The spacious master suite is privately positioned away from the secondary bedrooms and living zones, creating a peaceful sanctuary for parents. Twin walk-in robes lead through to the luxurious ensuite, complete with a double vanity for added comfort and convenience. The remaining bedrooms are all generously sized, featuring wardrobe nooks and large windows that welcome in plenty of natural light, while the family bathroom and separate toilet add further practicality for busy households.

Completing the package are a host of additional features including split system air conditioning, ceiling fans throughout, a double garage with rear access via an additional garage door, generous side access on both sides of the home, and extensive parking options including a spacious driveway and additional hardstand parking at the front - ideal for trailers, boats, caravans, or extra vehicles.

#### Location Highlights:

- Across the road from Parktree Park
- Approx. 450m to the impressive Enchantment Park
- Approx. 1km to Yanchep train station
- Short drive to Yanchep Central Shopping Centre
- Easy access to Capricorn Beach
- Close to Yanchep Lagoon
- Short drive to Yanchep Secondary College
- Conveniently located near Yanchep Beach Primary School

#### MORE DETAILS

Property ID	KVHHRD
Property Type	House
House Size	166 m2
Land Area	512 m2
Including	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

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