



5 Moonlighter Way, Yanchep

## Spacious Family Living with Ocean Glimpses on Over 700sqm

Built by Ventura in 2016 and set on a block of more than 700sqm, this five-bedroom, two-bathroom home offers space, separation and a layout that works well for family living. From the street, the home has a strong presence with its wide frontage, rendered elevation, gated front courtyard and triple garage with drive-through access to the rear.

A double door entry opens to a welcoming lobby and wide tiled hallway. At the front of the home, there is a fully enclosed theatre room with recessed ceiling, along with a spacious office or fifth bedroom. Also on the main level is the shopper's entry from the garage, a well-sized laundry with outdoor access, and a large open-plan kitchen, living and dining area. The kitchen is well appointed with stone benchtops, 900mm appliances, good storage, wine racks and a practical layout for everyday use. Ducted air conditioning runs throughout the home.

To the rear of the ground floor is a separate family wing with an activity area, three generously sized secondary bedrooms with built-in robes, and a well-finished main bathroom. This section of the home

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### FOR SALE

Please Call

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### AGENCY

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 LJ Hooker

gives kids or guests their own space away from the main living zones.

Upstairs is set up as a true parents' retreat, offering excellent separation from the rest of the home. The master suite is spacious and includes his and hers walk-in robes, plantation shutters, a modern ensuite with double vanity, and access to a balcony with ocean glimpses.

Outside, the home continues to impress with a large alfresco entertaining area complete with built-in barbecue and café blinds. There is still a substantial grassed backyard with plenty of room for kids, pets or even a future shed, all overlooking a beautifully presented swimming pool. Included is a solar system to keep energy costs low. The drive-through access adds even more flexibility for extra vehicles, storage or workshop use.

#### Location Features

Approx. 1-minute drive to South Yanchep Beach

Approx. 1-minute walk to Longfin Park

Approx. 4-minute drive to Yanchep Shopping Centre

Approx. 5-minute drive to Yanchep Secondary College

Approx. 3-minute drive to Yanchep Lagoon Primary School

#### MORE DETAILS

Property ID	KVNHRD
Property Type	House
House Size	277 m <sup>2</sup>
Land Area	748 m <sup>2</sup>

#### Ian Knight 0413 447 016

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Ground Floor



Upper Floor



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For information and guidance purpose only / measurements shown are approximate