



53 Seagrass Street, Yanchep

## Big Family Living with Solar, Storage and Poolside Space

Set on over 500sqm of land, this spacious four-bedroom, two-bathroom home brings together generous proportions and practical upgrades that make everyday living easier. With a three-stage home filtration system, a massive 6.6kW solar system and reverse-cycle ducted air conditioning throughout, the home is well equipped for comfort and efficiency year-round.

Inside, the sense of space is immediate. The front lounge offers a separate living area and is finished with quality flooring and skirting boards, while the oversized master bedroom also includes its own split-system air conditioner so you can heat or cool the room independently. The secondary bedrooms are all generously sized, fitted with built-in robes and finished with new high-quality carpets.

The family bathroom is well appointed, and the laundry has direct outdoor access along with a separate WC for added practicality. Storage has been well considered throughout the home, with attic storage accessible from inside the house as well as through the garage.

At the centre of the layout is a large open-plan kitchen, family and

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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meals area that flows easily to the outdoors. The kitchen includes stone benchtops, a wall oven, good bench space and a practical layout for everyday use. This main living zone offers plenty of room to spread out while still feeling connected.

The garage has good clearance and further access to the attic storage, adding even more flexibility for families needing extra room. Outside, the backyard gives you that extra bit of space that is becoming harder to find, now complemented by a well-maintained swimming pool that adds to the home's appeal and gives the outdoor area a real lifestyle edge.

#### Location Features

Located just down the road from Spinifex Park

Approximately 3-minute drive to Yanchep Lagoon

Approximately 4-minute drive to The Spot

Approximately 1-minute drive to Splendid Park and Yanchep Skate Park

Approximately 3-minute drive to Yanchep Shopping Centre

Approximately 4-minute drive to Yanchep Secondary College

Approximately 1-minute drive to Yanchep Beach Primary School

#### MORE DETAILS

Property ID	M99HRD
Property Type	House
House Size	200 m2
Land Area	535 m2

#### Ian Knight 0413 447 016

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