



8 Nerang Road, Yanchep

Stylish Family Home with Entertainer's Appeal

Welcome to this beautifully designed family home built in approx 2024, offering spacious living, quality features and plenty of room to entertain, relax and enjoy.

At the heart of the home is a spacious open-plan kitchen, dining and family area, creating a welcoming space for everyday living and entertaining. The modern kitchen features stone benchtops, gas cooktop, electric under-bench oven and dishwasher, complemented by a practical scullery with direct access to the laundry.

A separate front lounge/study provides a versatile second living space, perfect for a home office, quiet retreat or formal sitting area.

The master bedroom boasts a his-and-hers walk-in robe and stylish ensuite with dual vanity. Three additional generous-sized bedrooms feature built-in mirrored robes, providing plenty of storage for the whole family.

Step outside to the impressive alfresco entertaining area, complete with two ceiling fans, an electric heater and pull-down shade blind, making it perfect for entertaining all year round. The adjoining wood

4 2 0

FOR SALE
From \$879,000

VIEW
Sun 27th Sep @ 2:00PM - 2:45PM

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AGENCY
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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.



decking with feature lighting creates an inviting outdoor retreat, while the generous backyard offers space and potential for a pool.

Features

Reverse cycle air con
Filtered water
Solar panels with battery backup
Reticulation
Downlights throughout
High ceilings throughout
Hybrid wood flooring throughout with carpets to bedrooms.

Location & Lifestyle Highlights:

Yanchep National Park at your doorstep
Close to Yanchep Train Station for easy CBD commuting
Approx 5 minutes to Yanchep Central Shopping Centre for everyday essentials
Close to local schools including Yanchep Secondary College and nearby primary schooling options
Minutes to Yanchep Lagoon and stunning coastline
Surrounded by parks, playgrounds, and walking trails within a growing community.

Shire Rates approx \$2,000pa and Water Rates approx \$1,200 pa

- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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MORE DETAILS

Property ID	A39HA2
Property Type	House
Land Area	420 m2

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