



83 Moorpark Avenue, Yanchep




Huge Plumbed 3 Phase Workshop to the Rear!

If you've been searching for a property with room for the toys, tools, business equipment or weekend projects, this is the one you've been waiting for.

Perfectly positioned directly opposite a park, this well-presented 3 bedroom home offers comfortable family living combined with an exceptional powered workshop setup that is becoming increasingly difficult to find.

The standout feature is the huge rear shed with full drive through access, making it ideal for tradies, hobbyists, boat owners, caravan storage or anyone needing serious workspace. Complete with 3-phase power and plumbing, it's a versatile space ready to accommodate almost any use.

Inside, the home offers a practical and spacious layout featuring multiple living zones, a central kitchen, dining area and alfresco for year-round entertaining. Outside, the expansive lawn areas are kept lush with full bore reticulation, while solar panels help keep energy costs under control.

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FOR SALE

\$869k+ Open Sun 1.30pm

VIEW

Sun 28th Jun @ 1:30PM - 2:00PM

AGENTS

Ian Knight
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AGENCY

LJ Hooker Joondalup
(08) 9300 2100

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features You'll Love:

- Huge powered and plumbed rear workshop/shed
- 3 bedrooms, 1 bathroom
- 2 separate living areas
- Central kitchen and dining space
- Alfresco entertaining area
- Full drive through access to the rear
- phase power connected
- Solar panel system
- 3 split system air conditioners
- Full bore reticulation
- Large lawn area for kids and pets
- Generous block with excellent outdoor space
- Directly across the road from a football field and St Andrew's Park

Properties offering this combination of comfortable family living and substantial workshop facilities so close to the ocean are rarely available. Whether you're a tradie, home business operator, car enthusiast or simply need extra space, 83 Moorpark Avenue delivers the lifestyle and functionality you've been searching for.

MORE DETAILS

Property ID	MCRHRD
Property Type	House
House Size	117 m2
Land Area	763 m2

Ian Knight 0413 447 016

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measurements shown are approximate

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