

9 Sinagra Way, Yangebup

Space, Flexibility & Family Living - With Bonus Self-Contained Studio

Welcome to 9 Sinagra Way, Yangebup - a home designed for families who want space, versatility, and a lifestyle to match. With multiple living areas, fantastic outdoor entertaining, and a self-contained studio, this is a property that truly stands out from the crowd.




From the moment you step inside, you'll appreciate the generous layout, featuring multiple living zones including a spacious family area and a separate media room - perfect for movie nights, kids' play space, or a quiet retreat.

At the heart of the home, the open-plan kitchen, living and dining area creates a welcoming hub for everyday family life. This space flows seamlessly to the covered alfresco, the sparkling swimming pool and BBQ area - ideal for entertaining, relaxing, and enjoying time with family and friends.

The home offers four generously sized bedrooms, including a master suite complete with spa ensuite - your own private sanctuary at the end of the day.

The Feature That Sets This Home Apart

Adding exceptional value is the self-contained studio, complete with its own bathroom and kitchenette. Perfect for:

5  2  2 

FOR SALE

Offers Over \$1,450,000

VIEW

Sat 4th Apr @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Mandurah
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 **LJ Hooker**

- Teenage retreat
- Guest accommodation
- Home office
- Fifth bedroom option
- Extended family living

This flexible space makes the home ideal for growing families or those wanting additional independence and versatility.

Comfort and convenience are well covered, with ducted evaporative air conditioning, ducted vacuum system, and a 6.6kW solar system helping to keep energy costs down.

Homes offering this level of space, flexibility, and family-friendly features are always in high demand.

Property Features

- 4 spacious bedrooms + separate studio (5th bedroom option)
- Self-contained studio with bathroom & kitchenette
- Master suite with spa ensuite
- Multiple living zones (family & media room)
- Open-plan kitchen, living & dining
- Covered alfresco entertaining
- Swimming pool & BBQ area
- Ducted evaporative air conditioning
- Ducted vacuum system
- 6.6kW solar panels
- Double garage

This is more than just a house - it's a home designed to grow with your family and adapt to your lifestyle.

Homes like this are rarely available - don't miss your opportunity.

Contact:

Kirk Villamor 0424 767 117

LJ Hooker Property Experience South

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MORE DETAILS

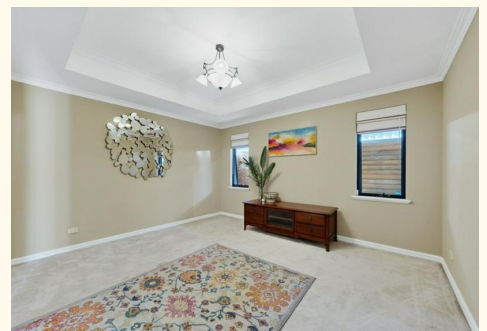
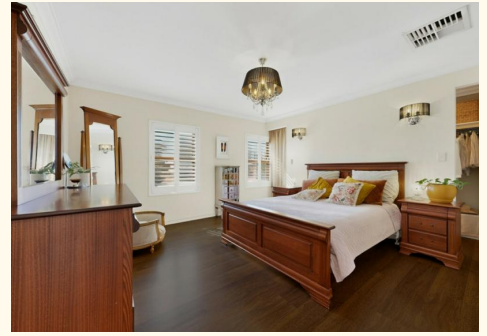
Property ID	4SXBF2
Property Type	House
House Size	245 m2
Land Area	659 m2
Including	Evaporative Cooling Toilets (3) Alarm Spa Built-in-Robes Solar Panels

Kirk Villamor 0424 767 117

Sales Executive | kirk.villamor@ljhpxp.com.au

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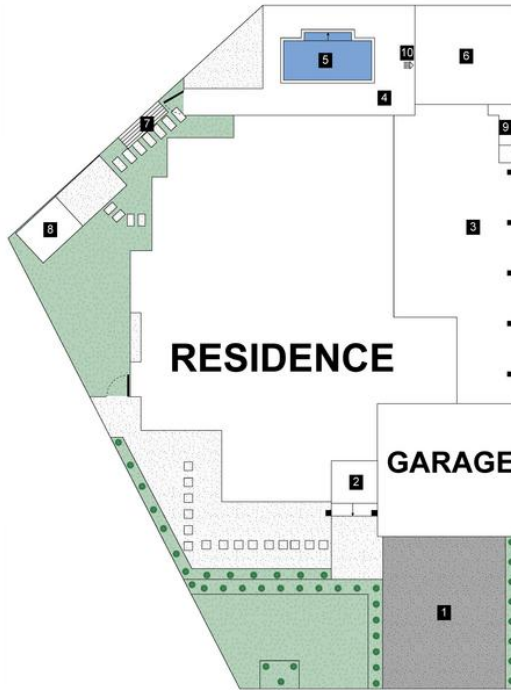


9 Sinagra Way, Yangebup

5 Bed 2 Bath 2 Car



FLOOR PLAN



SITE PLAN

LEGEND

- 1. Driveway
- 2. Porch
- 3. Alfresco
- 4. Pool Area
- 5. Pool
- 6. Studio
- 7. Clothes Line
- 8. Shed
- 9. BBQ
- 10. Shower

Internal : 313m²
External : 81m²



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