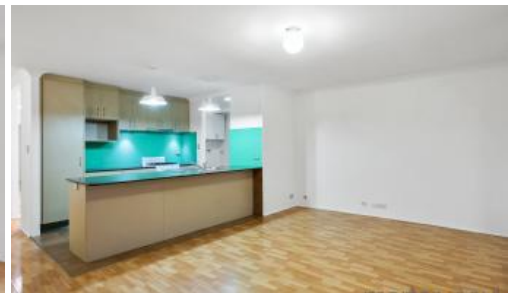


Sold



12 Manberry Way, Yangebup



A GEM OF A FIND!

Beautifully-presented and modernised throughout, this fantastic 4 bedroom 1 bathroom residence in a quiet location doubles as an exceptional starter property that will suit most – including young families.

A “tradesman’s dream” of a large triple carport at the front of the house provides handy drive-through access into a powered double workshop-come-garage at the rear, with a spacious wraparound patio area catering for outdoor-entertainment options aplenty. There is a distinct indoor-outdoor feel about the enclosed patio/sunroom that works well as a games room and separates the main patio from an open-plan family, dining and kitchen area inside.

Essentially tripling the amount of personal living options throughout is a welcoming front lounge room with a gas bayonet for heating. The master bedroom at the front of the floor plan is the biggest within the segregated sleeping quarters and boasts a split-system air-conditioning and a manual security window shutter for peace of mind.

A short walk to a plethora of local parklands and fantastic family playgrounds is complemented by a very close proximity to Yangebup Primary School and other educational facilities, the local shopping village, beautiful Yangebup Lake, Cockburn Gateway Shopping Centre, Cockburn Central Train Station, the coast and the convenience of freeway access. Outstanding value for money awaits you here!

Other features include, but are not limited to;

 4  1  4

Price SOLD for \$405,000

Property Type Residential

Property ID 62

Agent Details

Hadley Shearn - 0488 012 000

Office Details

Mortar & Soul
45 Ventnor Ave West Perth WA
6005 Australia
08 9429 8808

mortar & soul
REAL ESTATE

- Quality low-maintenance timber-look flooring
- Main central living space with stylish light fittings and its own gas bayonet
- Large enclosed sunroom/patio/games room with reverse-cycle air-conditioning, speakers and stylish light fittings
- Tiled modern kitchen, comprising of sparkling stone bench tops, glass splashbacks, a Chef gas-upright cooker, a range hood and a quality Dishlex dishwasher
- 2nd front bedroom with a ceiling fan, a built-in robe and a manual window shutter
- Ceiling fans to 3rd and 4th bedrooms also
- 4th bedroom with BIR's
- Light, bright and contemporary bathroom with a bathtub, showerhead and heat lamps
- Stylish separate toilet
- Laundry off the kitchen, with outdoor access
- Outdoor trough
- Garden shed
- Rear herb and vegetable-garden area
- Huge sunken backyard with plenty of room for a future swimming pool – and more – if required
- Security-alarm system
- Security doors
- Reticulated rear lawn and garden
- Gas hot-water system
- Foxtel connectivity
- Ample driveway parking space
- Large 699sqm (approx.) block
- Built in 1986 (approx.)
- Council Rates: \$1647 per year
- Water Rates: \$1032.57

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.