

Sold

## 9 Grebe Gardens, Yangebup



### Prepare to be Amazed

9 Grebe Gardens, Yangebup

Don't be fooled by this home's exterior - it may look a little old-school, but the interior and backyard will absolutely knock your socks off.

The owners have given the original residence a stunning and extensive makeover; creating large, welcoming spaces that are so very suited to today's lifestyle and are enhanced by quality features like gleaming timber flooring and chic modern tiles.

The heart of the home is the large open-plan dining/kitchen area.

There's a sitting nook next to a minibar; a study area that is a handy spot for paying the bills or for the kids to do their homework; a roomy dining zone; and a spacious kitchen with heaps of storage, stainless steel appliances, and large island bench with breakfast bar.

It's simply a fabulous place to relax with family and entertain friends.

A huge living room links to the open-plan area, extending the expansive feel, while vertical screening also creates a sense of separation.

At the front of the home, the master bedroom is a fantastic retreat, complete with mirrored built-in robe and a superb ensuite that is an enviable space

3 2 2 700 m2

**Price** SOLD for \$600,000

**Property Type** Residential

**Property ID** 83

**Land Area** 700 m2

### Agent Details

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boasting a freestanding bath, walk-in shower, toilet and floating vanity unit.

A second bedroom also has mirrored built-in robes and semi-ensuite access to the stylish main bathroom with bath, shower and separate toilet, and there is a third bedroom at the back of the home.

Outside is where all the fun happens.

Entertaining is super-easy with two covered alfresco spaces - one includes a large bar. Christmas at yours this year?

It while it might not feel like it yet, summer is just around the corner and you are sure to spend countless hours in the pool or spa.

The home is on 700sqm and the gardens also include an extensive aviary, and if the kids and pets need more space to run around, Perena Rocchi Reserve is opposite, with numerous parks and reserves in walking distance, including Beeliar Regional Park. Plus you can drive to the beach in just over 10 minutes.

You also spoilt for choice when it comes to nearby schools - the kids can walk to Yangebup Primary School, Mater Christi Catholic Church and Divine Mercy College.

#### Inside

Living area with timber flooring, soaring angled ceilings and built-in shelving

Open-plan kitchen/dining area with tiled flooring and built-in bar and sitting area

Kitchen has an island bench with breakfast bar, ample cabinetry and stainless-steel appliances

Study nook with desk and storage

Master bedroom with timber flooring, mirrored built-in robe and ensuite with bath, shower and toilet

Bedroom 2 with timber flooring, mirrored built-in robe and semi-ensuite access to the main bathroom

Bedroom 3 with timber flooring

Main bathroom with bath and shower

Separate toilet

Bedroom 3 with timber flooring

Laundry with timber benchtops and plenty of storage

Airconditioning

#### Outside

Double garage

Workshop

Pool

Spa

Two alfresco zones, one with a bar and ceiling fans

Decked area

Extensive aviary

Established gardens

Estimated rates: Water \$1192 Council \$1850

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