



32 Phillips Way, NORTH YUNDERUP, WA 6208

Ready to add your vision on 1048m² - Side Access, Workshop & Endless Potential

Welcome to 32 Phillips Way, North Yunderup - a fantastic opportunity for renovators, investors, or buyers seeking space and potential in a riverside setting.

Set on a generous 1048m² block, this 4-bedroom, 2-bathroom home is being sold as is, where is, providing the perfect canvas to refresh, renovate, and make your own.

Step inside and you'll immediately see the potential. The home features a great size open plan living and dining area that flows seamlessly through to the rear entertaining patio, creating the ideal layout for relaxed family living. The updated kitchen offers functionality with electric appliances, overhead cabinets, and a microwave recess.

The master bedroom is positioned in the bedroom wing of the property and includes a walk-in wardrobe and separate ensuite. The three additional bedrooms are well-proportioned, two of which feature built-in wardrobe recesses. The main bathroom offers a practical layout ready for transformation. Throughout the living areas, tiled flooring provides easy-care appeal, while an additional built-in cabinet to the laundry adds convenient storage.

TYPE: For Sale

INTERNET ID: 79P1276

SALE DETAILS

Offers From \$739,000

CONTACT DETAILS

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Mandurah**

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Outdoors, the property continues to impress with its space and versatility. Side access through double gates leads directly to a large, 3-phase insulated powered workshop with its own breaker box, wood fire, water, and two sinks. The workshop also features two-story marine ply to a portion of the top half of the shed for extra storage, a gantry with an electric winch, and power points throughout-ideal for the handyman or small business owner.

Additionally, a 14,000-litre rainwater tank is positioned at the rear of the shed, with an electric pump connected to the workshop's 3-phase power outlet. On the other side, a double garage/shed provides further space for projects, small vehicles or boats. The generous rear patio is perfect for entertaining family and friends or simply enjoying the outdoors. A single carport at the front and plenty of off-street parking complete this practical property.

Whether you're ready to roll up your sleeves and renovate or simply secure a large block in a sought-after riverside location, this property presents an outstanding opportunity.

Property Features:

- Open-plan living and dining area with access to the rear patio
- Updated kitchen with electric appliances, overhead cabinets & microwave recess
- Master bedroom with walk-in wardrobe & ensuite
- Three minor bedrooms with two offering wardrobe recesses
- Main bathroom ready for your vision to be added
- Built-in cabinet to laundry for added storage
- Tiled flooring throughout main living areas
- Great-sized rear patio for entertaining
- Side access through double gates
- Large, 3-phase insulated powered workshop with breaker box, wood fire, water, two sinks, marine ply storage, gantry & electric winch
- Double garage/shed
- 14,000-litre rainwater tank with electric pump connected to workshop
- Single carport with extra parking space
- Expansive 1048m² block
- Sold as is, where is

Positioned in the riverside community of North Yunderup - just moments from the Murray River, local parks, and a short drive to Mandurah's shops, schools, and cafes.

With its generous land size, layout, and renovation potential, 32 Phillips Way represents a rare opportunity to create something truly special.

*** The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its

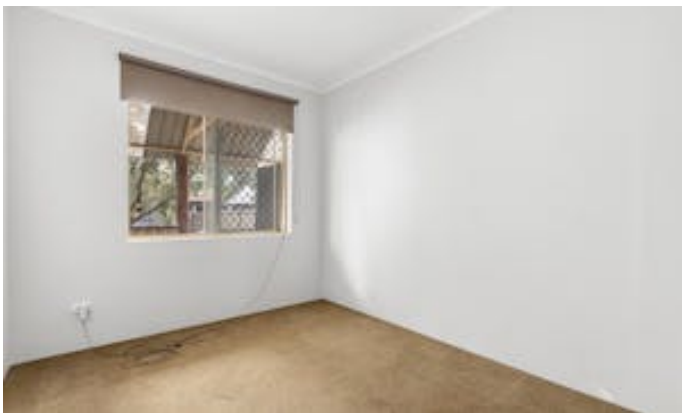
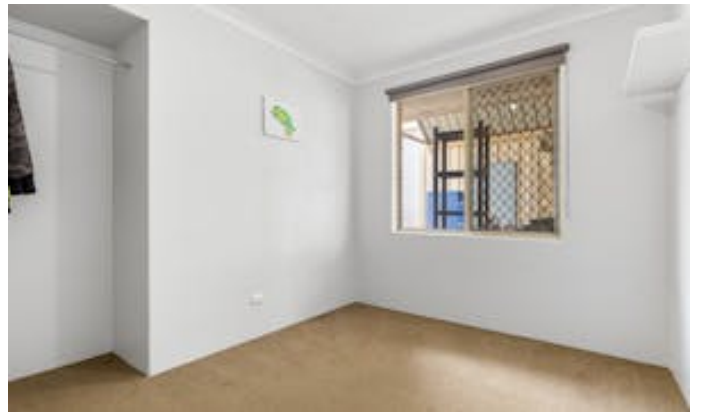
accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.***

Other features: 3 Phase Power, Close to Transport, Openable Windows

- Land Area 1,048.00 square metre
- Building Area: 112.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Single carport
- Ensuite









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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