



110 South Yunderup Road, SOUTH YUNDERUP, WA 6208

Under Offer - Home Open Cancelled

Welcome to 110 South Yunderup Road, South Yunderup - a generously sized family home set on a substantial 718sqm block, perfectly combining space, functionality, and lifestyle. Just moments from Sandy Cove and the Murray River, this home offers relaxed coastal living with room for all the extras, including both a boat and a caravan.

From the moment you arrive, the home makes a statement with its double door entry and wide frontage, offering additional parking and secure storage options to the front - ideal for those needing space for a boat, caravan, or trailer.

Inside, the home is designed for comfortable family living, featuring wood-look flooring through the main living areas, complemented by a mix of functional and inviting spaces.

At the front of the home, a separate lounge provides a quiet retreat, complete with carpet, ceiling fan, and a mounted TV bracket ready to go - perfect for movie nights or a second living zone.

The master suite is generously proportioned and offers a flexible "study nook" or parent's retreat, along with a walk-in wardrobe and ceiling fan. The ensuite has been

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TYPE: Under Contract

INTERNET ID: L40705065

SALE DETAILS

Guide \$899,000
 "Offer's Invited!!"

CONTACT DETAILS

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stylishly refreshed with a modern black and white palette, featuring floor-to-ceiling tiling for a sleek, contemporary finish.

The heart of the home opens into a spacious open plan living and dining area, warmed by a slow combustion fireplace - creating a cosy atmosphere during the cooler months. The dining space seamlessly connects to the outdoor entertaining area, enhancing indoor-outdoor living.

For entertainers, the additional games room is a standout feature, complete with statement hanging lights and bifold doors opening directly to the patio - perfect for a future bar, pool table, or entertainment zone.

The kitchen is centrally positioned and well-equipped, featuring an electric oven, gas cooktop, dishwasher, microwave shelf, double fridge recess, and convenient shopper's entry from the garage.

Step outside to a true entertainer's haven. The gabled patio offers ample space for gatherings year-round and includes an outdoor fireplace, while the heated underground swimming pool with waterfall feature provides a resort-style feel. The pool heating pump has been recently upgraded, allowing for extended swimming throughout the year. The home has also been recently upgraded with a brand new heat pump hot water system. A small Colorbond structure neatly houses the pool equipment.

Additional features include a powered workshop, ideal for tradies, hobbyists, or extra storage, and evaporative air conditioning throughout, with roller shutters on the master bedroom and roller holland blinds in the living areas for comfort and privacy.

Located in a sought-after pocket of South Yunderup, just down the road from Sandy Cove, enjoy easy access to the river, parks, boat ramps, and all the lifestyle benefits this waterside community has to offer.

Key Features Include:

- 718sqm block with wide frontage, 197sqm living
- Double door entry with great street presence
- Front parking and covered storage with room for both a boat and a caravan
- Double automatic garage with shopper's entry
- Wood-look flooring through main living areas
- Separate front lounge with ceiling fan, carpet, and mounted TV bracket
- Spacious master bedroom with walk-in robe and study nook/retreat
- Renovated ensuite with modern black and white styling and floor-to-ceiling tiling
- Open plan living and dining with slow combustion fireplace
- Additional games room with bifold doors and feature lighting
- Kitchen with gas cooktop, electric oven, dishwasher, and double fridge recess
- Ducted air throughout
- Roller holland blinds to living and roller shutters to master bedroom

- Two minor bedrooms with ceiling fans
- Functional main bathroom
- Large gabled patio with outdoor fireplace - perfect for entertaining
- Recently upgraded electric heat pump hot water system
- Heated underground pool with recently upgraded heat pump and a waterfall feature
- Large solar system
- Powered workshop for additional storage or workspace

Offering space, lifestyle, and exceptional entertaining, this home is perfectly suited to families, tradies, or anyone looking to enjoy the best of South Yunderup living with room to move.

Distance to:

Sandy Cove Tavern 300 meters

Boat ramp 350 meters

Local restaurants 300 meters

Public transport bus route number is 604

***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: Close to Shops, Openable Windows, Pool, Window Treatments

- Land Area 718.00 square metres
- Building Area: 197.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite
- Floorboards









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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