



## SECURE YOUR SLICE OF GOLF COURSE PARADISE

This is one of the very last opportunities to secure a prime 301sqm block in the exclusive and private Clubhouse Estate—a secure gated community nestled alongside the stunning fairways of the renowned Sun City Country Club.

This rare find offers more than just land—it promises a lifestyle. Behind secure remote gates, you'll find a boutique, resort style community with low strata fees (just \$333.90 per quarter) and access to premium facilities: a sparkling pool, tennis court and BBQ area, all maintained and ready for you to enjoy.

Golf lovers, take note: you're just steps from the top-rated Sun City Country Club, ranked among Australia's top 100 courses. Many residents here zip straight to the first tee in their own golf carts—it's that close.

The estate is home to a select group of around 40 owners, creating a peaceful, neighbourly atmosphere. Whether you're teeing off, relaxing by the pool, or enjoying a long lunch at the Clubhouse bar and restaurant (just

301 m2

Price	Offers Over \$349,000
Property Type	Residential
Property ID	51
Land Area	301 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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200m away), everything you need is within easy reach.

This level block is a rare and exciting chance to live a premium lifestyle in a sought after coastal golf estate.

Don't miss your shot—blocks like this are nearly all gone.

### **Feature include**

- \* Secure resort style complex
- \* Facilities include tennis court, swimming pool & bbq al-fresco
- \* Walk to Yanchep Rise Primary School and new childcare facilities
- \* Close to shops, doctors, dentists, parks and beaches
- \* Yanchep National Park and the new Metro Rail Link are just minutes away
- \* 301sqm block
- \* Low strata Fees: \$333.90 per qtr

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