



FOR SALE

YAKAMIA GOLD MEDAL FAMILY HOME

If Yakamia was to hold a competition for its finest home under \$500k and base it on functionality, comfort, size and features, then may I present the Gold medalist 8 Julia Lane.

From the moment you enter the outstanding quality-built Greg Leader home there is a feeling of genuine space and light. There are two very separate living spaces that serve two very different purposes and are connected by the kitchen dining area. The home is elevated which allows the front lounge to make the most of the street vista and is the comfort station of the home with its large comfortable chairs and big screen TV.

The other family space is ideal for the extended family gatherings or you can spill out onto the stunning outdoor area that is ideally placed on the northern side of the home.

The kitchen. Ahh yes, the kitchen, another award-winning performance with its stone bench tops, ample cupboard space, plumbed in rain water, dishwasher, large pantry and central position overlooking the dining and family areas so as to keep you in the conversation when entertaining.

There is ducted reverse cycle air-conditioning throughout the home, power bills won't be scary with 12 solar panels, three double sized family rooms and a master with en-suite, plus there is the extra garage and workshop space at the rear which can be accessed via the rear roller door in the under the main roof lockup garage. There is yet another outdoor area where you can soak up the morning sun and is the perfect spot to read the paper over a coffee and really completes the winning team.

OK, so there is no such competition in Yakamia, however this home would be a worthy winner if there was one. Yakamia is a popular location being the most central of Albany's newer suburbs and Julia Lane is in the more establish part filled with quality homes. Number '8' sits slightly elevated above the road giving it a certain street presence with rural views and awaits your inspection. To organise a personal viewing please call Jeremy Stevenson on 0427 183 688.

THINGS YOU SHOULD KNOW:

- *Light filled spacious living areas with rural views from the lounge, dining and alfresco areas
- *Centrally located kitchen with a dishwasher, slide out storage and a generous corner pantry
- *A King size master bedroom with en-suite, heated towel rails and built in robes
- *All other bedrooms are Queen size with built in robes
- *Large laundry with extra built in storage cupboards
- *Two private alfresco areas for entertaining and a rear relaxation deck to enjoy the sunshine
- *Ducted reverse cycle air conditioning throughout the home
- *12 solar panels, smart power and a rain water tank plumbed into the kitchen

4 BED | 2 BATH | 3 CAR

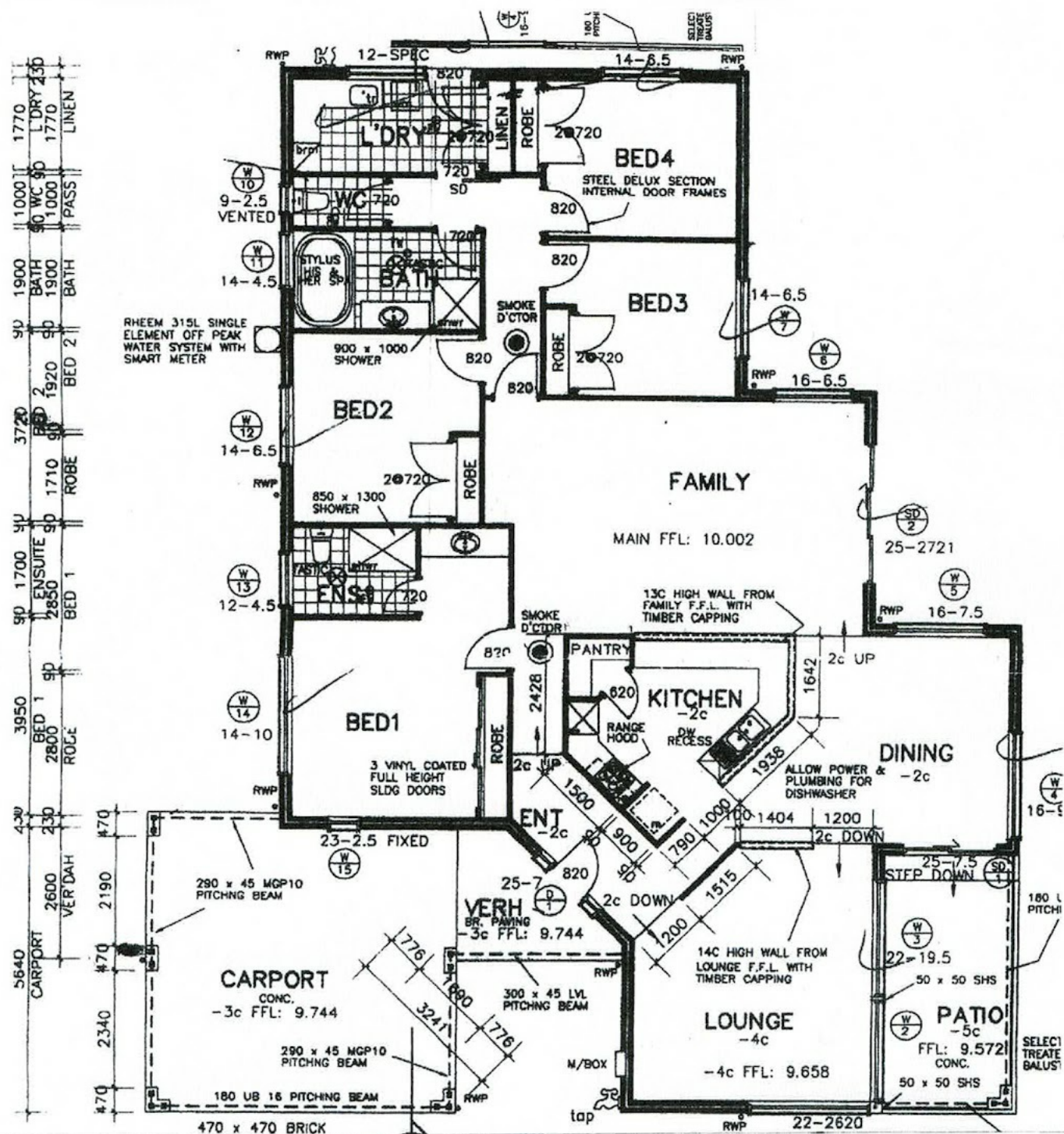
PRICE:
\$474,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.