



**SOLD**

## PERFECT HOME WITH THE SHED TO MATCH

Located on a quiet street in popular Yakamia, this 1999 built home is one that is sure to excite the husband, wife and kids. The 716m2 block is perfectly set up so that not an inch of space is wasted. There's even gravelled space in front of the home for a caravan or for extra vehicle parking.

A neat front yard greets you from the street, whilst the house is set forward and left – providing ample space for the double garage which connects to an extremely impressive 11 x 5.5m drive through powered shed, and then a further drive through shed (also powered) currently used as a gym behind that.

You'd be forgiven for thinking with all that squeezed onto the block, you'd have little room for an outdoor entertainment area or a backyard – but in reality, it's the opposite. A large undercover patio adjoins the home to the sheds, perfect for entertaining year-round - and leads to a substantial yard which laps up the glorious afternoon sunshine.

Surrounding the yard are a mix of neat trees on three sides. Opposite the sheds on the far wall - painted red in a Mexican theme, are numerous cacti. The back wall features a row of sculptured trees, whilst tall lily's line the edge of the patio. Mature lemon and lime trees can be found in the back corner of the property behind the shed and produce plenty of fruit for all your needs.

The home itself is just as impressive – to your left as you enter through the front door you'll find a large main with two walk-in wardrobes and an ensuite bathroom featuring a toilet, shower and basin. The room features brand new carpets and tasteful plantation shutters for privacy, as well as a wall mounted tv to enjoy from the king-sized bed.

A large theatre room/formal lounge - again with plantation shutters, is to your right through the French doors equipped with block out blinds – the room is a delightful retreat for those lazy days or a movie after dinner.

The open plan kitchen/dining area comes complete with a breakfast bar, double pantry, built in gas oven and cook top with an electric grill. The kitchen also features a dishwasher, plenty of space for a double fridge and a shopper's entry direct from the garage for convenience. In this room and all others, even on warmer days the house feels nice and cool - owing to the substantial insulation in the ceiling.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$400,000**

**OPEN FOR INSPECTION:**  
**N/A**



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