



**SOLD**

## ALL THE WORK IS DONE!

There is so much to like and enjoy here in this beautifully presented home in Yakamia. So close to the Yakamia Primary School and the hugely popular North Road IGA Supa Store, this renovated gem just ticks so many boxes.

High ceilings with jarrah floors set the character as soon as you set foot inside and to the right you are greeted by an office and to the left the master bedroom with built-in robes. Leading on is a separate lounge and a modern kitchen with overhead storage, dishwasher, LED down lights with dimmer and the double fridge space is plumbed in ready for the ice maker in your fridge. You really have to stop and remind yourself that this is not a \$500,000 plus house!

The three bedrooms are complimented by the huge 6 by 9 meter enclosed outdoor entertainment space which gives you options galore and as if that was not enough, there is a fully insulated games room big enough for the pool table or a space perfect for the craft minded amongst us located at the rear of the 910 square meter block. Which can be accessed by a vehicle from either side of the house leaving plenty of room for the chook pen or veggie patch.

The back yard is fully fenced and there is an automated gate on the driveway side to give you easy and convenient access. Most homes in this price bracket come with a long list of jobs to be done, but not this one!

For a personal viewing please call Jeremy Stevenson on 0427 183 688 or Lorraine Stevenson on 0417 183 688

### Things you should know:

- External Rain Water Tank
- Water Softener
- Vehicle access on both sides of the house
- Remote control side gate
- Enclosed back yard
- New roof 6 years ago lined with anticon insulation (in addition to wool bats and blow-in into the roof)
- Fully enclosed patio outdoor entertainment 6m x 9m
- Large separate games room, fully insulated with vinyl plank flooring

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$405,000

**OPEN FOR INSPECTION:**  
N/A



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