

10 Anuaka Road, Yakamia, WA 6330



House For Sale

Friday, 5 April 2024

10 Anuaka Road, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 700 m2

Type: House



Kyle Sproxton

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Offers Above \$450,000

Families looking for an affordable first home and those aiming to upsize to four bedrooms and a good-sized block will be impressed by this property and its proximity to amenities. In a quiet, cul-de-sac location near schools and about a 100m walk from the North Road Shopping Centre, it's also only approximately six minutes' drive from town. Investors taking advantage of the current burgeoning rental market through a property with prospects of excellent returns and tenant appeal will also be attracted by the price and location. The neat brick veneer and tile home occupies a 700sqm lot, with a carport at the side, extra off-road parking on the drive, and a gate to the fenced back yard for secure stowing of the trailer or pop-top. Built in the late 1970s, it's comfortable inside, having been upgraded with new bathrooms, kitchen and flooring. At the front is a carpeted lounge with gas heating for cosy winters. In the warmer weather, the most popular spot is sure to be the big rear patio, a sheltered place with ample space for a family-sized outdoor setting as well as the barbecue and pizza oven. Ivory cabinetry with grey bench-tops features in the kitchen, where there's a dishwasher, gas cooking and a terrific walk-in pantry with shelving and space for the fridge-freezer. A sizeable dining area adjoins the kitchen. The queen-sized master bedroom has built-in robes and an ensuite shower room with toilet and vanity. Sharing the main bathroom with a shower, vanity and toilet are the three family bedrooms, all of which are doubles. For those with children and pets, the back yard is a treat. Mostly in grass, it has a few trees for shade, a raised vegetable bed and plenty of space for keen gardeners to cultivate fruit trees and cottage gardens. A well-loved property, it's in good shape and ready for a new family to make their mark on it. What you need to know: - Brick veneer and tile family home - Convenient location, walk to shopping centre, near schools, sports, approx. six minutes to town - Comfortable lounge with gas heating - Big, sheltered rear patio - Dining space - Upgraded kitchen with dishwasher, gas cooking, terrific walk-in pantry - Master bedroom with ensuite shower room, built-in robe - Three double family bedrooms - Main bathroom with shower, vanity, toilet - Laundry - Carport - Access to backyard for trailer or camper trailer - Ample parking - Fenced yard with lawn and raised vegetable bed - 700sqm block, quiet cul-de-sac - Priced for first timers, upgraders and investors - Council rates \$2,348.06 - Water rates \$1,525.99