

# 11 Yanderra Court, Stratton, WA 6056



## House For Sale

Thursday, 13 June 2024

11 Yanderra Court, Stratton, WA 6056

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 440 m2**

**Type: House**



Samantha Pitman

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## Offers Above \$515,000

Tucked away in a small cul-de-sac in the City of Swan, this property is within easy reach of essential amenities, public transport, Swan Valley wineries, John Forest Reserve, Jane Brook Foreshore Reserve and more. It will be sold as presented and offers a great chance for first home buyers to get into the market or investors to reap healthy rental returns. The solid home stands on a level, good-sized easy-care lot, with a single drive-thru garage, separate wide side gated vehicle access and a garden shed, and a spacious high pitched roof patio ideal for gatherings. It offers a functional floorplan well-suited to singles, couples or families, which reveals a pleasant semi-open lounge near the modern dining zone and well-planned stainless-steel appliance kitchen, which features ample storage and a handy servery or breakfast bar to the dining area. The remaining layout is just as sensible and workable, with the master suite revealing a walk-in robe and the family wing catering well to kids, with robe recesses in the bedrooms, and a modern bathroom and laundry with convenient storage. Priced to appeal in a handy location. For more detailed information or to arrange a private viewing please contact Samantha Pitman on 0405 679 384 or email [samantha.pitman@raywhitealbany.com](mailto:samantha.pitman@raywhitealbany.com).