

# 11 Yarnall Place, Ferndale, WA 6148



## Sold House

Wednesday, 11 October 2023

11 Yarnall Place, Ferndale, WA 6148

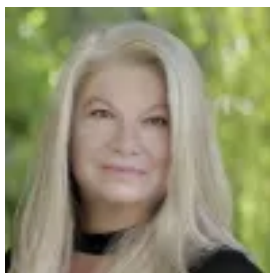
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 242 m2**

**Type: House**



Gillian Ragan

0894901576

## Contact agent

Very impressed with this adorable villa and its location 3x2x4 villa in a group of three, such a lovely street which is quiet and very private a perfect location so close to bus transport and carousel shopping centre. Gorgeous easy care small garden perfect for someone who still wants to dabble but not be overwhelmed. Carport can bring 2 cars thru for secure parking, one parking space out the front PLUS an additional space just for villa 3 which is so handy. Inside 3 Bedrooms Master has air conditioning and walk in robe with ensuite 2 Bathrooms Minor rooms Bed 2 Has triple robes plus a single robe Bed 3 Has a split air con and double robes 3 Living Areas Front lounge room / theatre room OPEN PLAN KITCHEN MEALS AND FAMILY ROOM Kitchen has double sink / corner pantry / tiled splashback / 900mm hotplate and 600mm oven Large Sunroom / Games Room / Spare Teen Bedroom / Study or Home Office with additional store room with door Sunroom has sink with wash basin after fishing / gardening / or just as an extra Need to know Security Screen Carpets Freshly Cleaned Recently Painted through out 2 Inside Gas Points - Front lounge and family room SOLAR HOT WATER SYSTEM with electric booster (NEW last May) SPLIT SYSTEMS AIR CONDITIONING (NEW Dec last year) Skylight in Main Bathroom Store Room with door Outside Side Gate Mango Tree Citrus Tree Lemon or Lime Patio Reticulation off mains Carport for 2 cars Room for 4 Cars ( one parking bay / one drive way / two inside carport Built - 1986 Living - 110m<sup>2</sup> Games Room - 26.4m<sup>2</sup> Total - 140m<sup>2</sup> approx Land - 242m<sup>2</sup> Strata - NO FEES Group of 3 owner occupied TRIPLEX VILLAS Rates - \$1,707.47 Water - \$1,123.14 RENT PER WEEK AS AN INVESTMENT PROPERTY - \$520-550 approx IF YOU WISH : Email Gillian if you would like check lists and an expression of interest form ahead of time gillianrangan@gmail.com - I also have whatsapp videos if you wish to view IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result I am a local resident and can help with everything.