

15 Bethel Way, Yakamia, WA 6330



Sold House

Wednesday, 18 October 2023

15 Bethel Way, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 1

Area: 1950 m2

Type: House



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\$550,000

A spacious, versatile home on a big block within five minutes of the CBD – if you think this would be out of your price range, you must view this impressive property. It's a character home from the 1940s, which has been extended and modernised over the years to offer several living options while still proudly displaying many of the finer points of its original character. High ceilings, some with decorative roses and cornices, timber flooring and window frames, large rooms and pressed tin walls in the hallway enhance its individuality, and the family-friendly layout allows parents and children to find their own space or gather for meals, TV or recreation. Living spaces consist of a long family room with air conditioning and a wood fire, a dining area, lounge, wide games room, terrific patio with pull-down café blinds for sheltered entertaining, a sheltered courtyard at the side, a second patio at the front and a veranda near the main entrance. There's also an office, which would make an ideal fourth bedroom, with French doors onto the courtyard. A stainless steel chef's stove is fitted in the original brick fireplace in the pleasant kitchen, which has a dishwasher and ample cabinetry. The three bedrooms are all king sized and one has built-in robes. These share the modern bathroom, with smart, coffee-coloured tiling, a double shower, white vanity and toilet. A key feature of this property is the land. It's a huge 1950sqm with two driveways from Bethel Way – one leading to lawns and terraced gardens at the front and the other to a parking space suitable for big vehicles at the side. There's space here for building a sizeable shed, with council approval, and access to Sydney Street at the back. Veggie gardens, a rainwater tank and a solar hot water system are some of this property's other advantages. With Bethel church, school and aged care facility almost on the doorstep and all the amenities of town a short drive away, this location is about as family-friendly as you can get. This charmer has many facets to please a wide scope of buyers, the property is currently rented through Merrifield Real Estate at \$420 per week until the 1st December 2023. What you need to know: - Fibro, Hardiplank and iron home - Built 1940s, extended and modernised, many original features - Huge 1950sqm block - Air-conditioned family room with wood fire - Dining area - Lounge - Games room - 2 sheltered patios - Private courtyard - Three king-sized bedrooms - Office or fourth bedroom - Modern bathroom with double shower, vanity, toilet - Laundry - Two driveways plus access to street at back - Near school, church, aged care facility, five minutes from town - Lease in place with Merrifield Real Estate until 1/12/23 - Council rates \$2378.51 - Water rates \$1525.99