

**17 Grandis Way, Yakamia, WA 6330**



**Sold House**

Monday, 14 August 2023

17 Grandis Way, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 720 m2

Type: House

## Contact agent

**\*\*PLEASE NOTE THE SCHEDULED HOME OPEN FOR THIS SATURDAY AT 2PM HAS BEEN CANCELLED\*\*** Aptly located on Grandis way, this is a grand home, and yours for the taking. With immediate street appeal, there is a beautiful lawn, paved drive way and the triple garage at the front to accommodate for all vehicles including caravans or boats. The home was built in 2009. Such a family friendly layout. The master bedroom and the ensuite are located at the front of the home and enjoy the south facing window, allowing the room to be flooded with light. The large walk-in robe has options for both him and her, and offers privacy from the rest of the home. The spacious formal lounge room provides a private sitting area off the master suite and an adult zone for when you need that down time. It could be also used as an office space for those who work from home or need an additional space away from everyone else. The hallway leads through to the main hub of the home which opens into a spacious, functional family area. The high ceilings offer light, height, and a sense of tranquility in the living areas. The kitchen overlooks the family/games area and in turn this overlooks the garden and undercover patio. To the north side of the home is the perfect kids' wing. Here the three remaining bedrooms, bathroom and laundry are located. The bedrooms are well sized, and feature built in robes and room for double or queen-sized beds. The laundry door provides access to the clothesline and garden beds where a variety of fruit trees and gardens are located. Perfect for the Albany weather, the protected and warm outdoor entertaining area features clear roof sheeting to allow the light to filter into the living areas and the roll down blinds provide extra protection when needed. This extra living space is a perfect addition to the home with paving and batten lighting, allowing protected access to the back yard and outdoor spaces. Simply stroll across the lawn to the third garage which has a roll-a-door to give access into the backyard. Within the garage is a workshop space as well as a wet area featuring sink, hot and cold water and a kitchenette. The functionality of the home is a definite standout feature with every inch of this large home being able to be utilised by the occupants. The appointments and inclusions which are stand out include:

- Large kitchen with access immediately from the garage
- Gas heating
- Quality vinyl flooring throughout the living areas
- Open plan living to allow air flow and light to flood in
- Family friendly zones within the home
- Two garages, one with workshop, kitchenette and access to the rear yard

For all your enquiries and viewings, please contact exclusive listing agent Raelene Stocker from Ray White Rural Albany Kojonup on 0408 908 665  
Water Rates: \$1,488.73  
City of Albany Council Rates: \$2,774.25