

17 Yanboomah Close, Newman, WA 6753



Sold House

Saturday, 9 December 2023

17 Yanboomah Close, Newman, WA 6753

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 691 m2

Type: House



Dave Rowe

0400313566

\$249,000

Great Outdoor Living / Great Location This well built home is situated in a private cul-de-sac and being a short drive to Newman CBD, Newman Industrial area, Newman College and Capricorn sporting complex it is one of the best locations in Newman! With a current lease in place at \$525 p/w till March 2024 the property offers a solid 10% return. The property itself offers living, dining and meals area, large galley style kitchen, built in robes in each bedroom and split cycle air conditioning. Outside is lovely with a large block and mature trees offering a relaxing retreat complete with great alfresco area with feature stone built in BBQ area and rear access. Features Include:

- 3 bedroom 1 bathroom property
- Separate living and dining area
- Spacious galley style kitchen overlooking meals area
- Vinyl flooring throughout
- Split cycle air conditioning
- Built in robes to all 3 bedrooms
- Bathroom with separate shower and bath
- Large alfresco area with feature stone built in BBQ
- Large storeroom under main roof off alfresco area
- Lovely spacious back yard with mature trees
- Rear access from cul-de-sac and storage shed
- Single carport with extra parking
- Fantastic location handy to everything in Newman

The location and relaxing outdoor area is a real key to this property with the current tenant advising that was one of the main reasons they leased this property. For further information and inspections call Dave on 0400 313 566

Disclaimer: Crawford Realty makes every effort to ensure the information provided on this property is deemed to be correct at the time of publishing. Any referenced return on investment is a gross return and is approximate. Prospective buyers should view the property before making their decision.