

**20 Yambago Court, Balcatta, WA 6021**



**Sold House**

Tuesday, 15 August 2023

20 Yambago Court, Balcatta, WA 6021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 353 m2**

**Type: House**



Audrey Vaslet

0893883911

**\$654,000**

\*Contact the team for buyer feedback. What we love: Is the serene cul-de-sac location of this splendid 3 bedroom 1 bathroom home that sits just footsteps away from a lovely local park and playground for the kids, whilst encouraging contemporary low-maintenance living at the very same time. Add your own personal modern touches throughout and prosper even further here on the sought-after "west" side of Main Street, as you take full advantage of living within a very close proximity to both the beach and city, also benefitting from easy and quick access to the freeway and even multiple shopping centres – some within leisurely walking distance. Bus stops, other sprawling local parks (including Grindleford Reserve), Balcatta Primary School, St Lawrence Primary School, the newly-revamped Balcatta Senior High School, the vibrant Main Street café and restaurant strip, major shopping centres in Karrinyup and Westfield Innaloo, Northlands Plaza, the new Roselea complex and community sporting clubs are all nearby and very much within arm's reach of your soon-to-be front doorstep. This is where your story begins – the rest is up to you. What to know: Features of this "hidden gem" of a residence include, but are not limited to; - Security-door portico entrance- Spacious and separate tiled front lounge room – or potential home office – off the entry- Tiled open-plan family, dining and kitchen area – with split-system air-conditioning- Range hood- Gas cooktop- Separate Euro oven- Stainless-steel Westinghouse dishwasher- Tiled kitchen splashbacks- Microwave and appliance nooks- Large fridge recess- Double-door storage pantry- Walk-in storeroom-come-second pantry – off the kitchen- Huge tiled master-bedroom suite with full-height mirrored built-in wardrobes- 2nd/3rd bedrooms with easy-care timber-look flooring- Full-height built-in robes in the 2nd bedroom 2 / 4-3rd bedroom with a BIR- Fully-tiled bathroom with a bubbling corner spa bath, a separate shower, heat lamps, a toilet and a powder vanity- Fully-tiled laundry with a storage press and over-head/under-bench cupboard space- External/side access for drying, off the laundry- Fully-tiled powder room/second toilet- Feature ceiling cornices- Skirting boards- Outdoor patio-entertaining area, off the living space- Under-cover sink and barbecue/preparation area, within the alfresco setting- Double lock-up garage with internal shopper's entry- Extra driveway parking space- 353sqm (approx.) Green Title block Make every moment memorable here, where home and harmony meet! Who to talk to: Adam Ghizzo on 0468 543 021 or [aghizzo@realmark.com.au](mailto:aghizzo@realmark.com.au) Audrey Vaslet on 0411 422 490, or [avaslet@realmark.com.au](mailto:avaslet@realmark.com.au)