

**28A Butts Road, Yakamia, WA 6330**



**Sold House**

Tuesday, 16 January 2024

28A Butts Road, Yakamia, WA 6330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 718 m2**

**Type: House**



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**\$499,000**

Privacy, easy living and creature comforts top a long list of desirable assets at this lovely property in popular Yakamia. It's a well-proportioned brick and tile home sitting at the end of a long driveway away from the road on a 718sqm block. The home was designed with a choice of indoor and outdoor living areas providing spaces for relaxation, family playtime and entertaining friends, with everything in place to make everyday life a breeze. An open family room, dining area and kitchen is the focus of the home. This sunny area has glazed doors opening onto a long, gable-roofed and paved patio, which is sure to be a favourite spot for barbecues. There's also a lounge at the front, the perfect space for quieter moments, which also lends itself to use as a library, office or children's playroom. At one end of the family room is the kitchen, a good-sized workspace with a pantry, dishwasher, gas cook-top, wall oven and breakfast bar, and a door into the double garage. When it comes to bedtime, the comfort continues. The king-sized master bedroom, with a bay window, has a walk-through robe into an en suite bathroom complete with a bath, walk-in shower, vanity and toilet. There's also a bath in the second bathroom, which has a walk-in shower and vanity, and another toilet is off the nearby laundry. Both family bedrooms are double sized with built-in robes, and all bedrooms are carpeted. Smart vinyl plank flooring flows throughout the living areas and hallways, and attractive tiling, décor and window blinds create a stylish finish. The back yard is enclosed to contain children and pets, and mostly in lawn with low-maintenance garden beds and space for planting veggies and herbs. There's also a shed with power, workbenches and storage, and a rainwater tank. This is a home to suit a wide scope of buyers of all ages. Currently tenanted until January 2024, it will appeal to investors as well as owner-occupiers. It's close to a very good primary school and within a short drive of a shopping centre and sports facilities, while town is only six minutes away. What you need to know: - ? Brick and tile home - ? Private 718sqm site - ? Open family room and dining area - ? Lounge - ? Gable-roofed patio - ? Kitchen with pantry, dishwasher, breakfast bar - ? Master bedroom with walk-through robe to en suite bathroom with bath, shower, vanity, toilet - ? Two double bedrooms with built-in robes - ? Second bathroom with bath, shower, vanity - ? Laundry and separate toilet - ? Double garage - ? Shed with power, workbenches, storage - ? Enclosed back yard, lawns front and back, low-maintenance gardens - ? Near primary school, shopping centre - ? Six minutes' drive to town - ? Council rates \$2,622.12 - ? Water rates \$1,525.99