

**30 Erindale Court, Yakamia, WA 6330**



**Sold House**

Friday, 29 September 2023

30 Erindale Court, Yakamia, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**

## Contact agent

Anyone looking to get a foot in the door in the local property market may well want to add this centrally-located pocket rocket to the top of their viewing list. Enjoy the convenience of owning property just a short stroll from bus stops, schools, shops and sports & medical amenities and drive from Albany's city centre. It also has great appeal for second home buyers, astute investors, or someone wanting a suitable area to potentially operate a home business. There is a two-roomed studio behind the double garage on the low-upkeep lot, which would make a great work base, or provide for extra bedrooms or a teen pad. The well-presented home also reveals some great choices. The portico entry flows to the entry and a sunken lounge, where you can relax and relish the westerly aspect, or turn the r/c air-conditioner on when need be. One step up from the lounge is a spacious formal dining area to the separate pleasant kitchen and meals/living area warmed by a wood fire. This area flows to a spacious dual access patio. This entire side of the home faces north, so you can look forward to natural light and warmth year-round. The remaining wing flows to hall storage, well-kept wet areas, and a main bedroom with a BIR and ensuite, and three family bedrooms including two with robes. The property has a garden shed and is well-fenced. It would not take much to jazz this treasure up on a budget. For more detailed information or to arrange a private viewing please contact Jason Coutts on 0403 260 404 or email [jason.coutts@raywhite.com](mailto:jason.coutts@raywhite.com)