

34 Bohemia Road, Yakamia, WA 6330



Sold House

Thursday, 17 August 2023

34 Bohemia Road, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 825 m2

Type: House

Contact agent

This very appealing two-storey home just five minutes from the centre of town is perfect for families who love their own space as well as a choice of areas for relaxing and playing together. Occupying a terraced corner block of 825 sqm, the well-presented home is sunny and inviting with an outlook to the city and Mt Melville, and several indoor and outdoor living options. The ground floor houses the main living space comprising an air-conditioned, open-plan family room, dining space and meals area fitted with practical ceramic floor tiles. To one side is the sizeable kitchen with ivory cabinetry and contrasting charcoal counter tops, a dishwasher, pantry, chef's stove and island bench. Glass doors open onto a covered, paved patio big enough for a family-sized outdoor setting and the barbecue – sure to be a favourite entertaining spot all year round. At the front of the home is a comfy lounge and upstairs is a huge, air-conditioned and carpeted room for any use to suit the occupants – family room, games den, playroom or for homework stations. This would also make an ideal parents' retreat as it has a private little deck and opens onto the king-sized master bedroom with a walk-in robe and an en suite bathroom with a spa bath, shower, vanity and toilet. The other three bedrooms, all carpeted doubles and one with built-in robes, are downstairs, near the main bathroom and the laundry and toilet. Attractive gardens and lawns surround the home. The front is in water-wise natives for low maintenance and in the fenced back yard, there are areas for growing veggies and herbs, a pond, an area of lawn, a lock-up garden shed, two rainwater tanks and at the top of the block, an impressive powered garage-workshop. This freestanding building, fitted with security lights, has two vehicle bays and work benches at the far end, and there's extra parking space for vehicles, the trailer or caravan in front. Yakamia Primary School is just across the road and a supermarket, fuel outlet and liquor store are close by. There's also easy access to high schools, sporting facilities, health and medical facilities and the cafés, shops and entertainment of the city, so the property has everything for family convenience and comfort all sewn up. To arrange an inspection of this fantastic property please don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au

What you need to know:-

- Two-storey family home
- Attractive, terraced 825 sqm corner block
- Air-conditioned, open-plan family room, meals, dining area
- Lounge
- Air-conditioned games room or parents' retreat
- Covered patio
- Ivory/charcoal kitchen with dishwasher, pantry, island bench, chef's stove
- Master bedroom with walk-in robe and en suite bathroom – spa bath, shower, vanity and toilet
- Main bathroom with bath, shower, vanity
- Laundry and separate toilet
- Double garage with additional space for workshop area
- Additional off-road parking at the rear
- Opposite primary school, near supermarket, sports fields
- Five minutes from town, high school
- Council rates: \$2,567.15 per annum
- Water rates: \$1,488.73 per annum