

4/20 Butts Road, Yakamia, WA 6330



House For Sale

Friday, 31 May 2024

4/20 Butts Road, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 617 m2

Type: House



Lee Stonell

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Offers Above \$450,000

With schools, shops and sports grounds close by and town and medical facilities only a short drive away, it's no wonder the suburb of Yakamia is a very popular choice for home buyers of all ages. This particular property will have wide appeal amongst those who value privacy, space and home comforts without the work required to maintain a large property. However, that doesn't mean outside space has been compromised. The fenced back garden has an expanse of lawn for children and pets to play, a garden shed and an impressive gable-roofed, paved patio for summer barbecues on the sunny side of the property. Side access through double gates mean you could park a modest sized boat or caravan in the back yard and there's plenty of surplus land to build a more sizeable shed for all of the extra toys. Built in 2004, the brick and tile home is tucked away at the back of a group of four attractive homes of about the same age, with a double carport at the front and a third parking spot alongside. A surprise awaits inside as this home reveals its dimensions are much bigger than it looks from the outside. Entrance is into a carpeted lounge, which flows through to a sizeable family room with a dining space and a pleasant kitchen. This open living area is light and airy with big windows and full-length sliding glass doors to the rear patio. The neat kitchen overlooking it has a brand new gas cooktop, a new under-bench oven and a pantry unit. Attractive carpet is fitted in the lounge and all four bedrooms. The master at the front is a generous double with an ensuite shower room and walk-in robe. The other three bedrooms are reached via a hallway from the family room. These all have built-in robes, two are doubles and the third is a good-sized single or small double room. A second bathroom and separate toilet are also located in this wing of the house. As new vinyl flooring is fitted in the open living space and main traffic areas, and all décor, blinds and tiling are in very good order. At the rear of the home there is a storeroom under the main roof, accessed from the patio area - a great space for securing the bikes and other outdoor play equipment. Fresh and clean throughout, this is an ideal home for families, couples with visiting children or grandchildren, or those who like to take off for the winter and park the caravan at home over the summer months. Investors will also recognise the benefits of a low-maintenance home with wide tenant appeal in a great neighbourhood. The expected rental return is \$520 - \$550 per week. To arrange an inspection of this attractive and affordable package please don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au

What you need to know:

- 2004 built brick and tile home
- Set at rear of a neat complex of four similar homes
- Generous, sunny open family and dining room
- Appealing kitchen with pantry unit, new gas cooktop and oven
- Separate carpeted lounge
- Master bedroom with en suite shower room and walk-in robe
- Three family bedrooms with built-in robes
- Second bathroom, separate toilet and laundry
- Gable-roofed, paved rear patio
- External storeroom under the main roof
- Double width carport and third parking spot along side
- Gates to back yard at side of house for caravan/camper/trailer/boat
- Fenced yard with lawn, garden shed
- Good blinds, floor coverings, tiling and décor
- Great neighbourhood, close to schools, shops and sporting facilities
- Easy access to town and medical facilities
- Private, secure, excellent lock-and leave
- Great option for families, couples and investors
- Expected rent return of \$520 - \$500 per week
- Council Rates \$2,408.96 per annum
- Water Rates \$1,525.99 per annum