

4 Julia Lane, Yakamia, WA 6330



Sold House

Saturday, 23 September 2023

4 Julia Lane, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House

\$594,000

Spacious, sunny and inviting with everything a family needs and more – that's this lovely modern home in popular Yakamia. Built of brick with a terracotta tile roof, the attractive home sits on a 700sqm block with lawns front and back and low-maintenance garden beds, though there's plenty of scope for green-thumbed owners to grow their own veggies. For everyday living, the open-plan family room and dining area at the back of the house is sunny and inviting. This is a spacious, air-conditioned room with windows on two walls and glass doors leading out to a long, gable-roofed patio in the enclosed back yard – a top spot for summer relaxation. In addition to this is a separate lounge at the front, a carpeted room for entertaining or quieter moments. Overlooking the family room is the big kitchen with ivory cabinetry, a gas cook-top, electric wall oven, pantry cupboard and breakfast bar. When it comes to bedtime, the comfort continues. The king-sized master bedroom, with an en suite shower room and a walk-in robe, is at the front of the home, sited away from the family bedrooms, which all have built-in robes. A bath, shower and vanity are in the main bathroom nearby, and the toilet is separate. Hardwearing vinyl plank flooring flows throughout the hallway and open living area, while the lounge and bedrooms are carpeted. Décor, tiling and window treatments all enhance the style of this home. In addition to the double garage with a door into the kitchen, there's a freestanding Colorbond garage-workshop in the back yard, reached through gates on the other side of the house, and ample secure parking in the yard for the trailer and caravan. With an excellent primary school, shopping centre and sports grounds just down the road – and town a five-minute drive away – it's no wonder this location is in such demand with families, whether owner-occupiers or tenants. The property is an ideal rental investment currently returning \$550 a week and leased until July 2024. Buyers looking for more elbow room, a place to grow into or a tenant-friendly and potentially lucrative rental will delight in the space, quality and many appealing features. What you need to know: - 2009 built brick and tile home - 700sqm block - Open family and dining room - Separate lounge - Long, gable-roofed patio - Big kitchen with gas cook-top, wall oven, breakfast bar - King-sized master bedroom with walk-in robe, en suite shower, toilet, vanity - Three family bedrooms with robes - Second bathroom with bath, shower, vanity - Separate toilet - Laundry - Enclosed yard - Double garage - Freestanding garage-workshop with power - Well located for town, schools, shopping centre, sports - Ideal rental, leased until July 2024 and returning \$550 a week - Council rates \$2,835.29 - Water rates \$1,525.99