

# 4 Susan Court, Yakamia, WA 6330



## Sold House

Tuesday, 5 September 2023

4 Susan Court, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 703 m2

Type: House

## Contact agent

This fantastic property will appeal to many so don't delay in requesting a viewing. Set on a completely level 703sqm block, the home is on a quiet street at the top of Yakamia hill – convenient to schools, shopping, sports fields and more. Built in stylish cream brick with a paved driveway and paths, and established lawned gardens: this house is ready for you to simply move in and enjoy! A garage provides parking for one car, and there is room for more vehicles, a boat or caravan in the huge double bay shed accessed through the side of the property. As you step into the home, a tiled entry opens up to a large lounge. Carpeted underfoot, this room has lovely large windows to the gardens, and a gas point for heating. Opposite the lounge, and positioned at the front of the house is the sunny master suite. Again, large windows allow plenty of natural light into this bedroom. There is a generous walk-in robe with rails and shelves, and an ensuite with shower, toilet and vanity. Moving through from the front lounge room, you enter an open plan kitchen, dining and living room. The kitchen features plenty of bench space, an gas wall oven, gas cooktop with rangehood, and dishwasher. An in-built corner pantry offers further storage in this practical kitchen design. Across from this is a cosy dining alcove and the rear of this area offers further living space. This features an internal brick wall, and has an enclosed fireplace plus reverse-cycle air-conditioner to keep this area comfortable for all. Sliding doors provide access to a peaceful semi-enclosed patio just off the kitchen. A hallway from the living area leads you to two single bedrooms, both with double inbuilt wardrobes. Nearby is a large laundry with yard access, a separate toilet and the family bathroom boasting a shower and separate bath with practical bench space at the vanity. At the back of the home is the fourth bedroom. This is a double sized room, with inbuilt wardrobing and would make a perfect room for visitors. Outside the home, the major attraction is the double bay shed at the rear of the yard. This will definitely appeal to retiring farmers and tradespeople as it offers plenty of secure storage or workshop space. Best of all, easy, level access is offered from the side of the house, providing versatility that is hard to find this close to town. Yakamia provides peaceful living yet is so convenient to the city, and this home is sure to give you the best of both worlds. What you need to know: - 703 square metre block - Low maintenance brick and tile property - Comfortable 4 bedroom, 2 bathroom home - Master room with WIR and ensuite - Double guestroom, plus two single bedrooms - Large family bathroom and separate toilet - Lovely open dining and living - Well-designed kitchen - Wood fire and aircon to living area - Vehicle access to secure, double bay shed at rear - Easy care, established gardens - Popular Yakamia location - Council rates \$2,683.04 - Water rates \$1,525.99