

**59 Leonora Street, Yakamia, WA 6330**



**House For Sale**

Tuesday, 6 February 2024

59 Leonora Street, Yakamia, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 612 m2**

**Type: House**



Paul Armstrong

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## Offers Above \$319,000

Smashing the cottage feel out of the park, this revamped treasure is destined to captures someone's heart. The affordable asking price range is sure to put it firmly in the sights of first home buyers. The central location within easy reach of shops, education centres and more, also gives it key rental investment appeal. The charm-filled home sits on a level lot, with a single carport, cute timber cubby, handy workshop shed and convenient wide side gated access ideal for a camper, trailer, boat and more. The side yard off the laundry has been designed to suit a freestanding firepit, so you can chill with friends and let the kids toast their own marshmallows. The interior of the welcoming solid jarrah floor home presents so well and has a wonderful feel throughout. Relax in the sunlit open living area, wine and dine in the adjoining zone and cook to your heart's content in the delightful kitchen, which is equipped with a stainless-steel gas cooktop stove and ample storage. This lovely open hub features a wood fire and r/c air conditioner, and flows to a modern laundry, which will easily fit a front load washer and dryer. Nearby double louvre doors flow to hall storage and a spacious, character main bedroom, with good space for a built-in robe. The remaining two bedrooms are inviting, and the bathroom and separate toilet have had a smart, contemporary makeover. There is plenty to love about this property including the price category. For more detailed information or to arrange a private viewing please contact Paul Armstrong on 0459 381 382.