

5B Bohemia Road, Yakamia, WA 6330



Sold Unit

Friday, 1 September 2023

5B Bohemia Road, Yakamia, WA 6330

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 448 m2

Type: Unit



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\$320,000

Savvy singles, couples or investors looking for a solid real estate proposition without blowing the budget cannot fail to be impressed by this inviting home in a popular location a few minutes from town. On a corner block of 448sqm, it's a well-maintained double brick and tile unit with a modern kitchen, new flooring and clean décor – and it's all ready to move into. There's plenty of space to unwind in the cosy lounge, a carpeted room with gas heating and a picture window letting in plenty of light. This flows through to the dining space and the kitchen, featuring white cabinetry complemented by smart tiling, a gas cook-top, under-bench oven, pantry and breakfast bar. For outdoor relaxation, the private, enclosed back yard has a choice of spots for setting up the sunlounges, and room for the dog to run around. The combined bathroom and laundry is a practical space-saver with a walk-in shower, vanity, linen cupboard, trough and a space for the washing machine. New carpet is fitted in both bedrooms – one a single and the other a double with a built-in robe and a door to the semi-en suite shower room – and attractive timber-look vinyl flooring flows throughout the dining area, kitchen and hallway to the toilet and bathroom. As well as a single garage with lighting and direct access into the kitchen, there's ample guest parking on the driveway. Security screens at both front and back doors provide peace of mind. This is a duplex unit joined to its neighbour only by their garages. The land at the front is in lawn and at the back, there's another expanse of lawn and easy-care gardens. A shopping centre, supermarket, fuel and liquor outlets are just down the road and all the amenities of town are about five minutes' drive away. If there's a child in the family, they'll be able to walk to Yakamia Primary School. With the potential for excellent rental returns or a comfy home without breaking the bank, this property represents smart buying. What you need to know: - Double brick and tile duplex unit - 448sqm corner block - Lounge with new carpet and gas heating - Modern kitchen with gas cook-top, under-bench oven, pantry, breakfast bar - Dining area - Combined bathroom and laundry with shower, vanity, linen cupboard, trough, space for washing machine - Separate toilet - Double bedroom with new carpet, built-in robe, access to bathroom - Second single bedroom with new carpet - Attractive vinyl flooring in dining area, kitchen and hall - Door security screens - Enclosed back yard - Single garage, extra parking - Near primary school, shopping centre, supermarket, fuel, liquor - Six minutes from town - Council rates \$2,005.02 - Water rates \$1,488.73