

# 8 Bryah Court, Yangebup, WA 6164

slp.

## Sold House

Friday, 2 February 2024

8 Bryah Court, Yangebup, WA 6164

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 709 m<sup>2</sup>

Type: House



Eddie Hally

1300947777

**\$625,000**

Set in a quiet family friendly cul-de-sac sits this charming 3 bedroom family home on a 709sqm block. This is a perfect property for the first homebuyer market or with the rental market so strong it would be a great addition to any property portfolio. The interior consists of separate living areas, with a comfortable front lounge on entry that flows through to the dining/family room with a slow combustion woodfire plus it comes with a ducted evaporated air conditioning system. All 3 bedrooms come ceiling fans and new flooring. Outdoor offers a large reticulated lawn with plenty of room for backyard cricket and loads of space if you wanted to upsize from the existing powered workshop. There is parking for 3 cars under the carport plus there is a good sized, lockable storage room tucked behind the main carport. The large patio stretches along the full length of the back of the house and its elevation creates a fabulous outdoor entertaining deck. There is lots to see and like about 8 Bryah Ct, so please feel free to contact the selling rep Eddie Hally on 0415 335 348 for more details regarding price guides and viewing arrangements. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.