

**8 Notley Street, Yakamia, WA 6330**



**House For Sale**

Thursday, 18 April 2024

8 Notley Street, Yakamia, WA 6330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 672 m2**

**Type: House**



Jeremy Stewart

0439940976

## Offers Above \$620,000

This impressive home is all ready for new owners to move in and enjoy the space, modern facilities and practical layout right from the start. Designed for comfort and ease of living, it's a neat brick and Colorbond home in desirable Yakamia, a suburb popular for its proximity to shops, schools and town. Among similar modern properties, the home occupies a 672sqm block, mostly in lawn with easy-care garden beds and ample space for growing veggies and herbs. A spacious open living area is the focus of the home. This is an air-conditioned family room and dining area with glass doors opening onto a long, undercover rear patio - sure to be a popular spot for barbies and a cold beer or glass of red. Finished with attractive ivory cabinetry, the generous corner kitchen has a pantry, gas cook-top, under-bench oven and breakfast bar. Another welcome living option is the media room or theatre, a versatile space that would also be ideal as a home office or playroom. The carpeted master bedroom is king sized with an en suite shower room and walk-in robe, while the two others are doubles with built-in robes. Nearby is the main bathroom with a bath, walk-in shower and vanity, and the second toilet is off the laundry. Vinyl timber-look flooring flows throughout most of the home, and all tiling, decor and window treatments make a smart finishing statement to the interior. There's a double garage with a door into the kitchen, gates into the back yard for the trailer, and a lockup garden shed for the mower. A well-appointed family home for owner-occupiers, this will also appeal to investors seeking a low-maintenance rental with the potential for excellent returns. It is currently leased at \$500 a week until June 2024. What you need to know: • Brick and Colorbond home • Popular family suburb within easy reach of schools, shops, town • Open family/dining room • Theatre or office • Undercover rear patio • Corner kitchen with pantry, gas cook-top, breakfast bar • Main bedroom with en suite shower room, walk-in robe • Two double bedrooms with robes • Main bathroom with bath, shower, vanity • Laundry and toilet • 672sqm block • Double garage • Council rates \$2,713.49 • Water rates \$1,525.99