

**8 YALLAN STREET, Mandurah, WA 6210**



**Sold House**

Tuesday, 15 August 2023

8 YALLAN STREET, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 812 m2**

**Type: House**

## Contact agent

This charming cottage, built in 1973, is ready to welcome its new owner and become a beloved home. Additionally, it presents an attractive investment opportunity with recent appraisals suggesting a rental income of \$430-480 per week, making it an appealing prospect for investors. The cottage exudes character with its rich jarrah flooring, offering a cozy and comfortable ambiance. The well-equipped kitchen features a chef-sized oven, perfect for those who enjoy cooking. The breakfast bar provides a delightful spot to enjoy your morning coffee and catch up on reading. The dining area offers ample space for family dinners, fostering a warm atmosphere. The bathroom has an updated shower screen and vanity. For families, there's also a bath available. The cottage comprises three generously-sized bedrooms, with the master bedroom featuring built-in robes. The front lounge room is a welcoming space, enhanced by a refurbished tile fire that promises comfort during chilly winter days and nights. Furthermore, a split system ensures rapid heating and cooling as needed. Practicality is not forgotten in this home. A bore helps in reducing water bills while maintaining the garden through an operational retic sprinkler system. The solar hot water system contributes to minimizing power expenses during the summer months. The added convenience of roller shutters on the windows offers both security and insulation benefits. The property offers ample storage and utility space. A shed, which is fully gyprock lined with a concrete slab, freshly painted, and has an insulated lined roof, is powered and versatile. It could serve as a craft room, studio, gym, or even be converted into an additional bedroom. The inclusion of the working old Metters wood stove in this shed enhances its appeal, creating a unique indoor/outdoor entertainment space. The property offers plenty of parking space for cars, a caravan, and a boat. The location is convenient, with bus transport just a few steps away. The cottage is also centrally located, offering easy access to the local shopping centre, schools, and train station. Considering recent rental valuations of \$430-480 per week, this cottage is not only a welcoming home but also a promising investment opportunity for those seeking rental income.