

**9B Erindale Court, Yakamia, WA 6330**



**House For Sale**

Friday, 5 April 2024

9B Erindale Court, Yakamia, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 464 m2**

**Type: House**



Chelsea McIntyre  
0400865773

**From \$435,000**

Nestled in a popular neighbourhood, we proudly present this charming 3 bedroom, 1 bathroom home. A well-maintained duplex half where comfort meets affordability! Situated just a stroll away from shops, schools, and recreational facilities, with Albany's city centre a short drive away. The west-facing elevation also provides a lovely outlook. Freshly painted throughout and finished with new vinyl flooring sets the stage for relaxation and comfort as you are welcomed into the spacious front lounge complete with reverse-cycle air-conditioning and a cosy gas heater. Live your life with ease in the open-plan kitchen, dining, and living area, featuring a second air-conditioning unit for year-round comfort. Discover excellent storage solutions and the added convenience of roller shutters throughout, ensuring privacy and security at every turn. The revamped bathroom and modern laundry are equipped with ample storage and a separate toilet for added convenience. Retreat to the master bedroom, located at the front of the home and boasting a walk-in robe. The two minor bedrooms at the rear each feature a built-in robe and pleasant garden views. Parking is a breeze with the single garage, complete with a remote-controlled roller door for added security. Step outside to the private patio area, surrounded by extensive paving and leading to the lush, landscaped back yard. Features include:

- Freshly painted, new vinyl flooring
- Spacious lounge with air-con and gas heater
- Open plan kitchen, dining, and living with second air-con
- Roller shutters throughout, revamped bathroom
- Master bedroom with walk-in robe, two additional bedrooms with built-ins
- Single garage with remote door, private patio, lush back yard
- Rainwater tank, solar hot water, security screen doors
- Vacant possession available from the 28th August 2024

Experience comfort, convenience, and contemporary living. Schedule your viewing today! To arrange an inspection or for further information contact: Chelsea McIntyre 0400 865 773 | [chelsea@masonrealty.com.au](mailto:chelsea@masonrealty.com.au) [www.facebook.com/choosechelseaalbany](https://www.facebook.com/choosechelseaalbany) [www.choosechelseaalbany.com.au](https://www.choosechelseaalbany.com.au) Our mission is to create a stress-free, smooth real estate transaction for every client. Make your first decision the right one, Choose Chelsea