

12 Butts Road, Yakamia, WA, 6330

House For Sale

Friday, 30 August 2024

12 Butts Road, Yakamia, WA, 6330

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



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CHARMING HOME WITH EXPANSIVE YARD IN CENTRAL YAKAMIA

If you're in search of a cosy, well-built home on a generous block in a prime location, look no further. This delightful property offers comfort, space, and a rare opportunity to own a substantial piece of land in the heart of Yakamia.

Built in 1999, this solid brick home exudes warmth and charm. It's well insulated, ensuring a comfortable living environment year-round, with the added comfort of a lovely fireplace in the main living area. The spacious open-plan family, dining, and kitchen area is light, airy, and fresh, offering a welcoming space to gather with family or entertain guests. A separate lounge, currently used as a sewing room, provides additional flexibility for your lifestyle needs.

The kitchen is highly functional, featuring ample storage and a practical layout that will appeal to home cooks and entertainers alike. The bedrooms are all generously sized, offering plenty of room for relaxation. The bathroom has been tastefully refreshed, boasting a large corner shower and spacious vanity.

What truly sets this property apart is the massive yard and outdoor amenities. Situated on one of the largest blocks in Yakamia's housing estate, over 1200sqm, this property offers a rare chance to own such substantial land in a central location. As the area continues to develop, properties like this will become increasingly difficult to find.

The substantial carport and patio coverage provide an extensive area for outdoor living, perfect for relaxing or entertaining guests in any weather. The backyard is graced with two beautiful, well-established trees that create a natural division between the house and the shed, garden, and animal area, offering privacy and a serene outdoor space.

For the keen gardener or those looking to embrace a more sustainable lifestyle, this property provides ample space to cultivate your own garden.

Yakamia is near the centre of Albany's ever-growing region, providing easy access to local amenities, schools, parks, and the Albany city centre. It's a perfect blend of peaceful suburban living with the convenience of being close to everything you need.

KEY FEATURES

- Spacious, open living, multiple nooks to enjoy
- Brilliant backyard, spacious with heaps of room
- Generously sized bedrooms, large bathroom
- Beautiful, well established trees in the garden
- Tidy street appeal
- Convenient and quiet location
- Ideal for downsizers, retirees, couples or those wanting peace and privacy

PARTICULARS

- Connected to main sewer
- Connected to main gas supply
- Fireplace
- 4x gas cooktop & electric oven
- Heat pump HWS
- Zoned R25
- NBN connected - Fibre to the node
- Council Rates: \$2,668/year
- Water Rates: \$1,564/year

Don't miss the chance to secure this charming home with its expansive block and unique features. Whether you're downsizing, retiring, or simply seeking a comfortable and spacious home in a central location, this property is well worth

your consideration. Contact Chris from Elders Real Estate today to arrange an inspection and see all that this home has to offer.