

# 12 Yampi Court, Huntingdale, WA 6110

CENTURY 21

## House For Sale

Sunday, 23 June 2024

12 Yampi Court, Huntingdale, WA 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 833 m<sup>2</sup>

Type: House



Josh Brockhurst  
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## EXPRESS SALE

Are you ready to find a place that feels like it was made just for you? Tucked away in a peaceful cul-de-sac, this delightful 3-bedroom, 2-bathroom home is the perfect blend of comfort and style. Set on a massive 833sqm block, imagine living in a quiet, friendly neighbourhood where you can unwind and enjoy the finer things in life. Sounds dreamy, right? Let's take a tour! Step inside and be greeted by the light-filled formal lounge, perfect for cosy movie nights or a quiet reading nook, complete with a gas point for those chilly evenings. Glide into the open-plan family and dining area where the kitchen becomes the heart of your home. With hard wearing bamboo floors and high ceilings extending through the informal living space, this area of the home feels both expansive and welcoming. Whip up a storm in your beautifully appointed kitchen, boasting ample storage, a twin sink, a gas hot plate, and an in-wall oven that's just waiting for your signature lasagna. Need more room to spread out? Say hello to the separate games room, your third living space, ideal for family game nights, a kid's play area, or your very own zen zone. The master bedroom is your private retreat with a spacious walk-in robe and a modern ensuite that's sleek and stylish. Secondary bedrooms are nothing to sneeze at, offering ceiling fans and built-in robes for everyone. Plus, the generous walk-in linen closet ensures you'll never run out of storage space.

**KEY FEATURES AT A GLANCE**

- 3 cosy bedrooms, 2 beautifully appointed bathrooms
- Multiple living areas: formal lounge, open plan family, dining, and games room
- Bamboo floors throughout the living areas
- High ceilings soar through the central living area (dining, family, kitchen, games)
- Light-filled formal lounge with a gas point for heating
- Open plan family and dining overlooking the kitchen with backyard views
- Gas point for heating available in the family room also
- Separate games room for added living space
- Kitchen with abundant storage, twin sink, gas hot plate, and in-wall oven
- Spacious master bedroom with walk-in robe and ensuite
- Ducted evaporative air conditioning throughout
- Secondary bedrooms with ceiling fans and built-in robes
- Family bathroom with separate bath and shower
- Gabled patio with easy-care paving and ceiling fan
- Double carport with shopper's entry and under the main roof
- Large shed with power
- Automatic reticulation for front and back gardens
- NBN connected

Now, let's step outside! Did we mention it's an 833sqm block? The backyard is huge! Picture yourself hosting summer barbecues under the impressive gabled patio, complete with easy-care paving and a ceiling fan to keep the vibes cool. The double carport provides off-street parking convenience, and the large shed is a DIY enthusiast's paradise with power connected. Gardening is a breeze with automatic reticulation—set it and forget it! Location, location, location! Moments from the beautiful Canning River Reserve, you can enjoy morning walks or weekend picnics by the water. Shopping is a cinch with Huntingdale IGA and The Vale shopping centre just around the corner. Plus, the local primary school and easy access to Sutherlands Park make this spot ideal for families. Hungry? Local restaurants and cafes are nearby, ready to satisfy your cravings. And with a bus stop within 250m on Balfour Street, commuting is a breeze. So, what are you waiting for? This charming, versatile home is calling your name! Don't miss out on making it yours. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$498.25 per qtr  
Water Rates: \$305.10 per qtr  
Block Size: 833 sqm  
Living Area: 188 sqm approx.  
Zoning: R17.5  
Build Year: 1999  
Dwelling Type: House  
Floor Plan: Available

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