

# 13 Barrington Knight Road, Yarloop, WA 6218



## House For Sale

Tuesday, 2 July 2024

13 Barrington Knight Road, Yarloop, WA 6218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 758 m2**

**Type: House**



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**\$475,000**

Situated in the heart of Yarloop is this 758 sqm block with a lovely 3 bedroom, 2 bathroom, 6 year old brick and tile home which has all the creature comforts including a split system air conditioner and fan in the main living area and fans in all the bedrooms. The house has R4.0 batts in the ceiling to reduce the loss of heat in the wintertime and the heat coming in in the summer. A great opportunity exists if you are a first home buyer to get into the market or an older couple looking to downsize to this picturesque country town on the much sought after strip between Baldivis and Bunbury. The property has a 6.6 kw solar system with 16 panels, a great patio at the rear of the house and a powered shed in the secure backyard. The property is currently tenanted with tenants on a fixed lease until 28/03/2025. However, the tenants do have a property to go to if sold before. There is a primary school in Yarloop and a school bus service from Yarloop to Harvey high school and Agricultural College. Yarloop is a lovely country town located 15km from Harvey to the south and 10 km from Waroona to the north and approximately 20 minutes to the Forrest Highway via Johnston Road. There is also a Post Office, general store, licensed Bowling and social club, sporting facilities and lovely parks, just a few of the many of the attributes this great town has to offer.