

71 Leonora Street, Yakamia, WA 6330



House For Sale

Monday, 8 July 2024

71 Leonora Street, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 614 m2

Type: House



Tommie Watts
0898414022

Offers Above \$500,000

Beautifully modernised and extended to present a lifestyle valued by today's families, this stylish home celebrates delightful character features from its 1960s beginnings. Occupying a 614sqm block with a neat lawn at the front, the home displays an exterior of smart Colorbond cladding with contrasting feature panelling to create a fitting first impression. Buyers on the lookout for a home to walk into, where everything is done and home comforts are prioritised, will be amazed at all it has to offer. Preserved original jarrah floors, timber window frames and high ceilings with feature cornices are offset with modern appointments, fresh décor and new bedroom carpets. The home is bigger than it appears from the outside, with generous rooms, a versatile layout and a choice of living areas for family members to spread out or gather for fun times. In the original front part of the cottage is the lounge and dining area, where a picture window onto the front lets in ample natural light and air conditioning makes for year-round comfort. Open to this is the attractive kitchen, with ivory cabinetry, a gas cook-top, under-bench oven, dishwasher and breakfast bar. At the back door is a generous games or hobby room, and off this is an impressive, air-conditioned home theatre for family movie nights. Another handy, sizeable area at the rear of the double garage could be used as a workshop or a store room for family toys and paraphernalia. Three of the four bedrooms are doubles – one with a built-in robe – and the other is a big single. There's a bath, shower and vanity in the white bathroom and the nearby laundry has built-in cabinetry and access to the separate toilet. In the enclosed back yard is a paved courtyard and a series of five raised vegetable beds, as well as space for children and pets to run around. In addition to the garage, there are several off-road car spots and double gates at the side allowing access to the yard for a small trailer. With a major shopping centre just 1.5km up the road and only a few minutes' drive to good schools, entertainment and town, this property's convenient location is another major drawcard for a wide scope of buyers. What you need to know: - Modernised and extended 1960s family home - Original jarrah floors, timber window frames - Air-conditioned lounge/dining area - Sizeable games room - Air-conditioned theatre room - White kitchen with dishwasher - Three double bedrooms, one with robes; one big single room - Excellent presentation, fresh décor, new bedroom carpets - Bathroom with bath, shower, vanity - Laundry and separate toilet - Double garage - Generous workshop, store room or hobby room - 614sqm block - Enclosed, paved courtyard, raised veggie beds - Council rates \$2,408.96 - Water rates \$275.72