

74 Leonora Street, Yakamia, WA 6330



House For Sale

Wednesday, 19 June 2024

74 Leonora Street, Yakamia, WA 6330

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 837 m2

Type: House



Tommie Watts
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Offers Above \$470,000

Modern appointments and fresh décor blend harmoniously with beautiful original features in this 1950s cottage, where family members will enjoy space to relax and play in a choice of indoor and outdoor living spaces. A haven for active families, the property has another outstanding advantage – a two-bay steel shed-workshop with power and lighting connected and a paved hardstand for parking and turning the caravan. From the outside, the well-presented home is set in cottage gardens and lawns on an 837sqm block. Curved concrete steps leading up to the glass panelled front door, jarrah floors flowing through the hall and living areas, and some original timber window frames all combine to accentuate the mid-century charm. At its heart is a country-style kitchen, fitted with good cabinetry in cream and with ample space for a dining table. Open to this is a sizeable lounge, an air-conditioned room for year-round comfort, while an impressive, covered rear deck is a big space for barbies and family parties, and a versatile room at the back door could be used as a utility area, office, study or playroom. All four bedrooms – three doubles and one big single – are fitted with new carpets. There's a bath and shower in the cream bathroom, and the toilet is separate, near the laundry. Gates on the wide driveway lead through to the enclosed back yard, with easy-care gardens featuring native trees, lawns, veggie beds and a rainwater tank, as well as the big shed. Only six minutes' drive from town, the home is even closer to a shopping centre, schools and parkland, enhancing its appeal to a wide scope of buyers appreciating convenience as well as creature comforts in a character home. Family buyers and investors with an eye for a solid rental earner will value the features and location of this attractive property. What you need to know: -
- Modernised, renovated 1950s cottage -
- Jarrah floors, some timber window frames, fresh décor -
- Air-conditioned lounge -
- Country-style kitchen with dining space -
- Spacious, sheltered rear deck -
- Utility room or office -
- Three big double bedrooms, one single -
- Bathroom with bath, shower, vanity -
- Laundry and separate toilet -
- 837sqm block -
- Gates to enclosed back yard -
- Two-bay freestanding shed with power and water -
- Paved hardstand for turning vehicles and parking caravan -
- Lawns, easy-care gardens, veggie beds, rainwater tank -
- Security lights at front and rear -
- Six minutes' drive from town -
- Ideal for family buyers or rental investors -
- Council rates \$2195.79 -
- Water rates \$1525.99