

**54 Marconi Rd, Yakamia, WA, 6330**



**House For Sale**

Saturday, 16 November 2024

54 Marconi Rd, Yakamia, WA, 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## FAMILY HOME LOOKING SHARP

Families who insist on space for play and relaxation, as well as the convenience of amenities close by, will warm to this beautifully renovated home in a popular location.

Built of brick and tile, it occupies a corner block of 711sqm with attractive gardens at the front and a private, enclosed back yard.

Living spaces consist of a carpeted lounge at the front, an open family room and dining area warmed by a wood fire, and a fabulous gable-roofed rear patio for family barbecues and summer outdoor living.

Modernisation of the kitchen has produced a beautiful and entirely functional workspace with an abundance of sleek white cabinetry set off by marble-look benchtops and cool grey subway tiles. It's complete with a dishwasher and a sizeable walk-in pantry and store room.

Both bathrooms, the laundry and the separate toilet have also been renovated with tasteful cabinetry and tiling in modern colours. The main bathroom is complete with a big, deep bath as well as a shower and vanity.

In the queen-sized master bedroom, there's a walk-in robe as well as an en suite bathroom featuring a rainshower, toilet and vanity, finished in classy monochrome tones. Of the other three bedrooms, two are big doubles and one a single, and there's a handy office or study, which could be used as a guest bedroom.

All areas are light and welcoming. Attractive vinyl plank flooring flows throughout the main living areas, while the lounge and bedrooms are carpeted. Décor and window treatments are in great shape and the property is very well presented throughout.

At the front of the house is a carport and gates to the back yard, where there's secure parking for two more vehicles and access to the freestanding, Colorbond shed. This has power and enough space for DIY projects as well as storage of bikes, golf clubs and other family paraphernalia.

Little children will love the enclosed yard with a lawn and cubby. A very good primary school is within walking distance and only about five minutes' drive away are high schools, shops and town.

This family-friendly property will have wide appeal for its excellent indoor and outdoor living areas and promise of modern everyday living and entertaining.

What you need to know:

- [?] Brick and tile family home
- [?] 711sqm corner block
- [?] Tastefully modernised kitchen, bathrooms, laundry
- [?] Open family room and dining area
- [?] Lounge
- [?] Gable-roofed rear patio
- [?] Fabulous white kitchen, sleek cabinetry, walk-in pantry, dishwasher
- [?] Master bedroom with en suite shower room, walk-in robe
- [?] Two big double bedrooms, one single
- [?] Office or guest bedroom
- [?] Powered shed-workshop
- [?] Carport
- [?] Gates to yard and parking for two more vehicles
- [?] Family-friendly suburb
- [?] Walk to primary school
- [?] About five minutes' drive to high schools and town
- [?] Council rates \$2700.56
- [?] Water rates \$1564.13