



28 Kampong Road, YAKAMIA, WA 6330

Family-friendly home that's close to everything you need!

If you're looking for a great sized, low-maintenance home in a great location, then you must put this house on the top of your 'to-view' list!

Perfectly balancing open-space with privacy, this home is ideal for families or couples who love to spend time together, but also enjoy having their own space to retreat to.

This property boasts a stand-out street frontage that is not only good-looking but good for the hip-pocket. The foliage has been strategically selected to save on watering and upkeep - which is great for those who have better things to do with their time!

If you're wondering what to do with your time (now that you're not constantly maintaining the garden) there are so many options. Such as grabbing a bite in the CBD, taking a stroll along the beach, or heading to the cinema, which are all within easy distance.

Not to mention the Leisure and Aquatic centre and sporting grounds are just down the street and the open-seven-days-a-week-Supa IGA is just around the corner- incredibly convenient!

TYPE: Sold

INTERNET ID: 21923781

SALE DETAILS

\$345,000 to \$395,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Chris Wallace
0437 152 471

Back at home, there's a large paved area in the backyard that's also undercover- so you don't have to cancel your family BBQ if (and when) the weather decides to be dicey! Or you could just cancel the BBQ and instead cosy up next to the fire-pit or spend some quality time tinkering around in the powered shed out back.

With views of the park and Mt Clarence, plenty of built-in storage and a modern kitchen with gas appliances, 28 Kampong Road is sure to appeal to buyers in search of a home with plenty of options or as a solid rental investment.

FEATURES OF THE PROPERTY:

- Incredibly solid and well maintained
- Modern kitchen with plenty of storage
- Large, well-lit lounge-room
- Jarrah floorboards
- Games room/ play room/ teenager's retreat
- Larger-than-average bedrooms, BIR in main bedroom
- Spacious bathroom with separate shower and bath
- Additional 2nd toilet in the laundry
- Close to town, schools and North Road Supa IGA
- Walking distance to parks, sporting grounds, and ALAC.
- Fully fenced, with a lock-up garage and undercover carport
- Large covered patio area
- Powered shed, firepit, fishpond
- Fresh rainwater tank
- Elevated views & outlook across Worra Park, towards Mt Clarence
- Waterwise front and back garden
- Security alarm system (may need re-setting)

APPROXIMATE DISTANCES:

- Yakamia Primary School - 3 min drive
- North Road IGA - 1 min drive
- York St - 5 min drive
- Middleton Beach - 8 min drive
- Albany Health Campus - 5 min drive

*According to Google Maps

This incredible home has been loved and cared for by the same owners for the last 27 years. It's been a place where many great memories have been made and it's a home that any buyer will simply love. So whether you're after that affordable home with space

for the kids, a well maintained and low upkeep home for retirement, or you're just looking for insane value in a property that will stand the test of time - you must consider 28 Kampong Road in Yakamia.

You're welcome to view this property by appointment, anytime.

To arrange a viewing or for more information contact us, today:

M - 0437 152 471

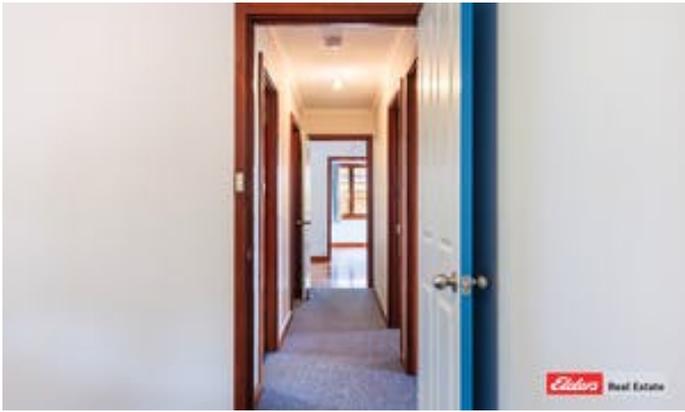
E - chris.wallace@elders.com.au

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Land Area 819.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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