



12 Juniper Court, YAKAMIA, WA 6330

Light, Lifestyle & Location in Yakamia

Tucked away in a quiet no-through street, 12 Juniper offers a rare mix of privacy, space, and modern family comfort. Built in 2013, but feels brand new. It's offered on market for the very first time, it's a home with a warm, welcoming feel that instantly sets it apart.

Inside, the layout balances family living with thoughtful design. Four bedrooms and two bathrooms are complemented by a dedicated playroom for the kids and a private lounge as well. The kitchen is a real highlight, centred around a striking picture window that frames the outdoors and floods the space with natural light. It's both beautiful and practical, creating a heart-of-home that works for everyday life and entertaining alike.

The master suite comes complete with ensuite and walk-in robe, while the secondary bedrooms are spacious and comfortable for family or guests.

Families will love the location. Yakamia Primary School is right nearby, with Spencer Park and Flinders Park Primary also within easy reach. For high school, both Albany Senior High and North Albany Senior High are close options, along with Australian Christian College Southlands for a private K-12 pathway.

TYPE: For Sale

INTERNET ID: 300P185867

SALE DETAILS

Offers Above \$835,000

CONTACT DETAILS

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

Tommie Watts
0476 514 921

And with the Albany CBD just 3km down the road, you'll have shops, caf  s, and the foreshore only a few minutes from your front door.

Homes in this tightly held pocket rarely become available, making 12 Juniper Court a special opportunity to secure a lifestyle address in Yakamia.

Things to Note:

- 4 x 2 + Utility & Lounge
- 2013 Built by Country Builders
- 700m2 Block
- Zoned R20
- 205m2 Living Space
- Water Rates: 1,564.13
- Council Rates: \$3,362.36

Other features: Close to Shops, Window Treatments

- Land Area 700.00 square metres
- Building Area: 205.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











GROSS INTERNAL AREA
FLOOR 1: 203.41 m²
TOTAL: 203.41 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

