



36 Barnesby Drive, YAKAMIA, WA 6330

Solid Yakamia Classic with Space to Grow

Sitting in the ever-popular pocket of Yakamia, 36 Barnesby Drive brings that solid, no-nonsense 1989 brick-and-tile build that people still chase today. It's a 3-bedroom, 1-bathroom home with a handy study nook tucked in just where you need it, all set on a generous 751sqm block that gives you room to breathe. You've got side access leading through to a 6m x 4m shed - perfect for tinkering, storage, or simply keeping the clutter out of sight.

Yes, it's ready for a bit of a refresh. New flooring and a coat of paint would lift it instantly, but the bones are as solid as they come. It's one of those places where you know you can modernise at your own pace and still enjoy the comfort of a well-built home from day one.

Location is where this one really shines. You're across the park and right next to Yakamia Primary School, making life easy for young families. The shopping centre is just down the road for those quick mid-week dashes, and North Road's sport fields are only a short walk away. It's also a great option for downsizers who want to stay connected to community facilities without feeling boxed in.

Overall, it's a practical, well-located home with plenty of potential - a solid start for a

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TYPE: For Sale

INTERNET ID: 300P189112

SALE DETAILS

Offers above \$649,000

CONTACT DETAILS

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

Neels Delport
0450 451 401

new chapter, whether you're upsizing, downsizing, or planning your first step into Yakamia.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 751.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- 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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