



8 Grandis Way, YAKAMIA, WA 6330

Better Than All the Rest

This exceptional property is an absolute stand-out in its class for the suburb. Built by an esteemed local builder for his own use, the quality is way above average - a brilliant design and excellent finish, with quality and attention to detail everywhere you look. The home features a generous 233sqm of internal living complemented by a fabulous outdoor entertaining area and great shed, all surrounded by some of the most neatly manicured gardens you will find. This incredible property really will blow your socks off, offering modern living in the utmost quality, style, and comfort.

- Brick and iron home constructed in 2006 by Caramia Homes
- Outstanding quality of build and finish throughout, and presented in immaculate condition
- Terrific 233sqm internal living, plus oversize double garage, perfect for families, professionals, and retirees
- Imposing double door entry to lovely entrance hall
- Brilliant upgrades by current owners create wonderful sense of stylish calm
- Open-plan kitchen, dining, and living, perfect for gathering friends and family

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P191587

SALE DETAILS

Offers above \$920,000

CONTACT DETAILS

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

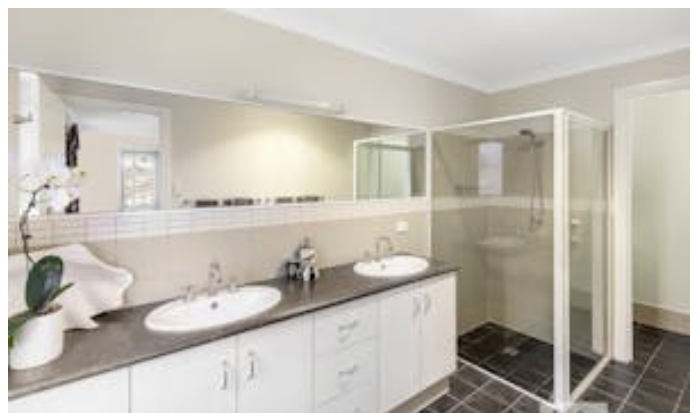
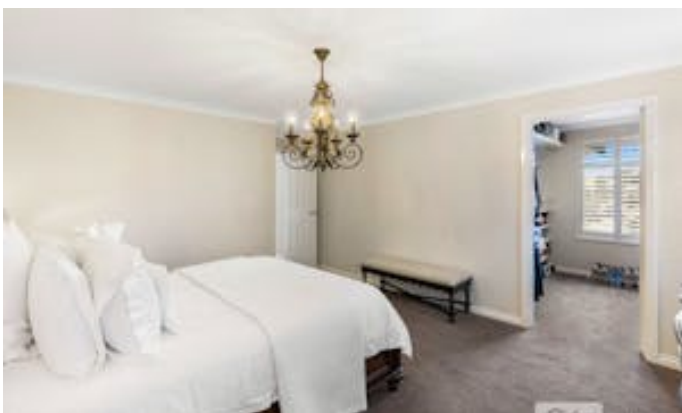
Blair Scott
0459 024 026

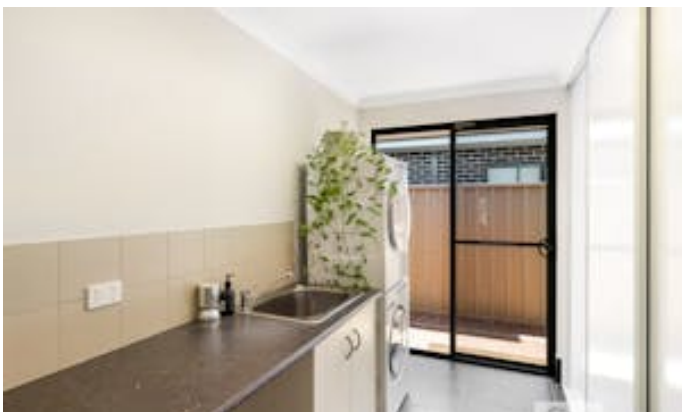
- Kitchen in the heart of the living space, with great layout and ample bench and storage space
- Brilliant dining big enough for the best family banquet
- Living leads to stunning outdoor entertaining, extra-large with feature skylight and overlooking beautiful gardens
- Formal lounge also suits office or theater
- King plus size master with good size walk-in robe and stylish ensuite
- Queen and queen-double size family bedrooms, all with built-in robes
- Family bathroom with shower and bath, and separate WC
- Oversize double garage with direct entrance to home
- Powered 7m by 3m shed with roller door
- Plantation shutters, instantaneous gas HWS, reverse-cycle air-conditioning, water filter
- Immaculately manicured gardens, always nice to come home to and creating a delicious view from the home

You will be pushed to find a home of this quality, offering such comfortable, stylish, and tranquil living. If you want the best, get in touch. For your private inspection or more information please contact Blair Scott on 0459 024 026.

- Land Area 701.00 square metres
- Building Area: 233.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











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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