



## 41 Erindale Court, YAKAMIA, WA 6330

### Packed With Space, Potential & Practical Extras

Tucked away in a quiet cul-de-sac, this is certainly not your typical suburban home. From the street it may look fairly unassuming, but once you step onto the property you quickly realise there is far more here than meets the eye. This is a home that really needs to be inspected to appreciate the space, flexibility and potential it offers.

The three-bedroom, two-bathroom home provides all the expected comforts of family living, but it's the additional spaces that make this property stand out. A large family, games and outdoor alfresco area sits perfectly between the garage and the store room, creating a fantastic semi-outdoor living zone that opens the home up and provides a real sense of space and freedom. Whether it's entertaining friends, hosting family gatherings or simply enjoying the extra room to relax, this area is likely to become the heart of the home.

At the rear of the property you'll find an enclosed patio and laundry area, adding yet another practical and versatile space that could be used in a variety of ways depending on your needs.

The block itself works beautifully. Being effectively positioned on a corner site, it allows for convenient access to the shed area. In addition to the double garage, the property

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**TYPE:** For Sale

**INTERNET ID:** 300P194120

#### **SALE DETAILS**

**Offers above \$749,000**

#### **CONTACT DETAILS**

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

**Neels Delport**  
0450 451 401

also features a 5m x 3m powered shed, along with a separate store room that even includes its own toilet - ideal for hobbies, projects or additional storage.

There are also a number of practical extras already in place, including a solar power system, ducted air conditioning for year-round comfort, and security shutters fitted to all external windows for added peace of mind.

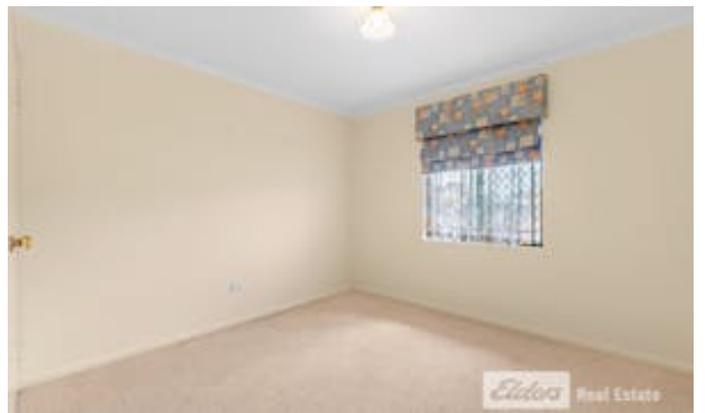
Yes, the home could benefit from a fresh coat of paint and perhaps some new carpets and window treatments, but the bones are here and the possibilities are easy to see. For buyers looking for space, versatility and the opportunity to add their own touch, this property offers more than you might expect at first glance.

Call Neels Delport on 0450 451 401 to organise your private inspection or join us at one of the scheduled inspection in the next week.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Security System, Window Treatments

- Land Area 685.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Floorboards











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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