



## 4 Milpara Way, YAKAMIA, WA 6330

### Smartly Dressed & Here to Impress

This lovely home proves you can have it all - Style, modern amenities and a fantastic location, even if you're buying on a budget.

Built in the 1970s, the home has undergone extensive upgrades in the last few years, the owners expertly integrating original character with complementary new facilities. This has resulted in a standout, one-of-a-kind home sure to attract buyers looking for individuality tastefully merged with home comforts.

Constructed of brick with an iron roof, the home shows its class from the outside, finished in tones of modern grey with panels of smart cladding.

Inside, its designer features and contemporary décor with feature panelling in the living space create a stimulating edge to the calm, welcoming ambience.

The air-conditioned open living area consists of a lounge, with a wood fire, on one side, the contemporary kitchen on the other, and the dining space in between.

**TYPE:** For Sale

**INTERNET ID:** 300P196396

**SALE DETAILS**

**Offers above \$695,000**

**CONTACT DETAILS**

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ALBANY, WA  
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**Tommie Watts**  
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Finished in charcoal with sleek cabinetry and featuring an induction cook-top and under-bench oven, the new kitchen is a practical, well-designed workspace with plenty of storage.

For outdoor entertaining or relaxation whatever the weather, there's an undercover patio off the lounge and at the back, a barbecue area with a firepit

Along the hall, the three bedrooms are all double sized and fitted with carpet.

Alongside is the bathroom, where quirky original tiling, an amber bath and a walk-in shower contrast beautifully with a new white vanity.

The toilet is off the nearby laundry, which has had a makeover and sports smart charcoal cabinetry.

Versatile and functional, the block of 736sqm is fenced into areas with lawns for pets and children to play, and low-maintenance gardens of water-wise native plants and shrubs.

There's a garage adjoining the house and space on the drive for four more vehicles.

All décor, flooring and tiling set the home off brilliantly, and a bank of 18 solar panels reduces power bills.

Only 2km from town, the property enjoys a convenient location in a quiet little cul-de-sac, opposite sports fields and very close to a shopping centre with fuel, liquor and a supermarket. Good schools are also within easy reach.

There's everything to love about this classic home, which has been given the modern treatment to delight today's buyers.

Main points:

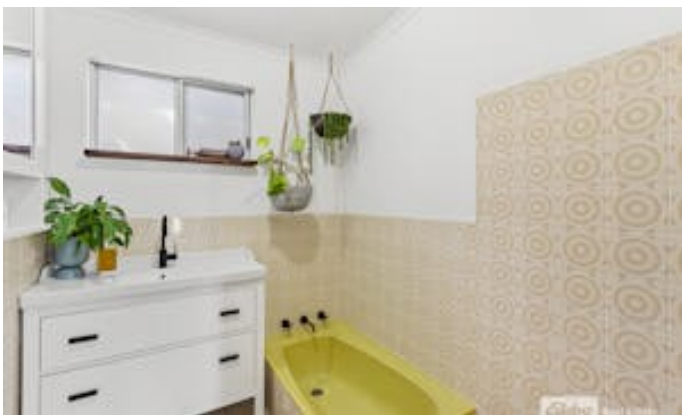
- Stylish brick and iron home
- Original 1970s features, skillfully integrated with modern appointments
- Air-conditioned open lounge with wood fire
- Dining area
- Undercover patio
- Barbecue area with firepit
- New charcoal kitchen with induction cook-top, under-bench oven, ample storage
- Three double bedrooms
- Bathroom with bath, walk-in shower, vanity
- Modern laundry with separate toilet
- 736sqm block, lawns, easy-care gardens

- Single garage plus good parking on drive
- Quiet cul-de-sac location
- Near sports fields and shopping centre
- Easy access to primary and high schools
- 2km to town

Other features: Close to Schools, Close to Shops, Close to Transport

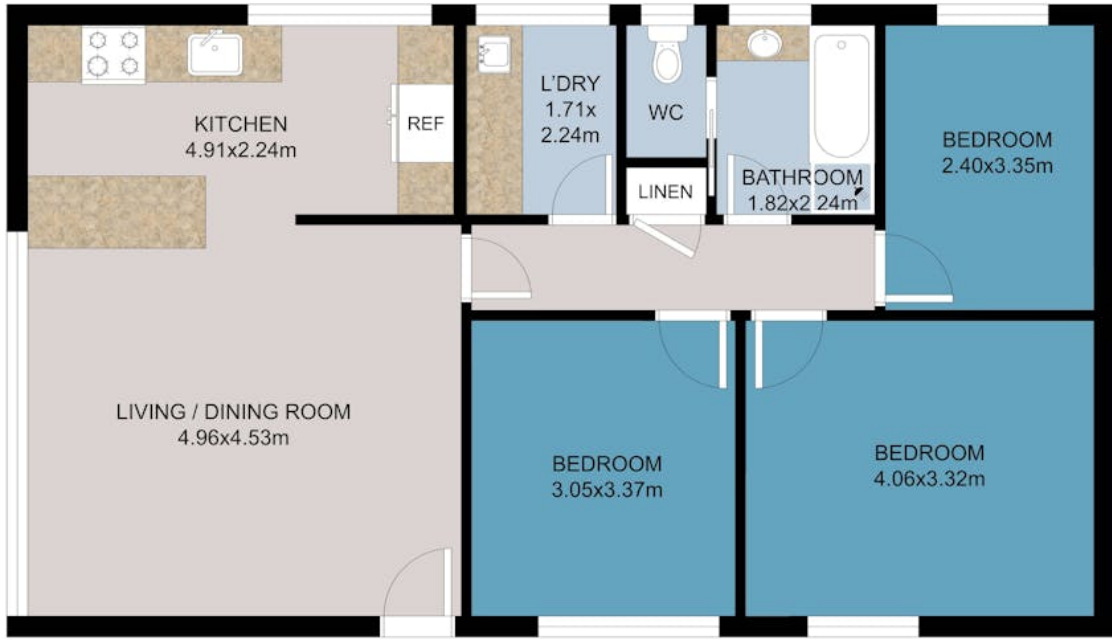
- Land Area 736.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport











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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