

**FOR SALE**



## 9 SUSAN COURT, YAKAMIA



### COMFORTABLE FAMILY LIVING IN HEART OF YAKAMIA

- Spacious 4x2 brick and tile home on 718sqm block
- Two separate living areas and large, functional kitchen
- Paved undercover patio for year-round entertaining
- Double garage, powered workshop and plenty of storage
- Close to schools, shops, parks and sporting facilities



 **4**  **2**  **2**  **718 m2**

**Jeremy Stewart**

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Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418**



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### Specification

Asking Price	Offers Above \$750,000	Land Size	718.00 m2
Bedrooms	4	Frontage	See Certificate of Title
Bathrooms	2	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential / R25
Parking	2	School Zone	Yakamia P.S & NASHS
Sheds	Powered Workshop/ Garage Space	Sewer	Connected
HWS	Instant Gas HWS	Water	Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,890.55	Building Construction	Brick & Tile
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	1996
Weekly Rent	\$750.00 - \$800.00	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author:

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