

Sold



12 Yarra Court, Carramar



## LOOKING FOR AN INVESTMENT PROPERTY?

HOME OPEN BY APPOINTMENT

*What about one with a long term tenant paying \$460 per week until November 2021 (and would like to stay!)*

*Features include...*

*Cul-de-sac location*

*Extra parking space for the boat, caravan or trailer*

*Security screen front door entry to separate foyer*

*Spacious master bedroom with parents retreat*

*Ensuite with shower (with screen) and bath*

*Bedroom 2, 3 and 4 are all spacious in size with sliding door robes to beds 2 and 3 and WIR to bed 4*

*Separate study / activity room conveniently located amongst the minor bedrooms with inbuilt storage cupboard*

*Spacious 2nd bathroom with bath, shower and heat lamp*

*Separate formal lounge / Media room*

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25359
<b>Land Area</b>	704 m <sup>2</sup>

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

*Spacious kitchen with central island bench, stainless steel appliances including 900ml free standing oven and hotplates, dishwasher, rangehood, inbuilt pantry, microwave recess and ample bench and cupboard space*

*Spacious open plan meals, living and games area with commanding views to outdoors*

*Security screen carport entry through to kitchen*

*Security screens to all back windows*

*Roller shutters to all front windows*

*Full reverse cycle air-conditioning through out*

*Outdoor entertaining area with a pitched patio area (with café blinds)*

*Fully fenced below ground pool with feature limestone paving and separate thatched gazebo entertaining, all overlooking tropical gardens*

*Outdoor shed*

*Double carport with internal access to indoors as well as gated access to backyard*

*225m<sup>2</sup> internal living space*

*Built 1997*

*Block size an extra large 704m<sup>2</sup>*

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