

FOR SALE



Offers Above \$700,000

18 SUSAN COURT, YAKAMIA



PEACE, SPACE, AND PRESENTATION

- Solid, well-kept 3x1 on 700sqm
- Two living areas, modern kitchen, air conditioning
- Covered patio with blinds, garden shed, carport
- Quiet cul-de-sac near schools and shops



 **3**  **1**  **1**  **700 m2**

Jeremy Stewart

0439 940 976

0898414022

jeremy@merrifield.com.au



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**

18 SUSAN COURT, YAKAMIA



Specification

Asking Price	Offers Above \$700,000	Land Size	700.00 m2
Bedrooms	3	Frontage	See Certificate of Title
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential, R25
Parking	1	School Zone	Yakamia P.S & N.A.S.H.S
Sheds	Garden Shed	Sewer	Connected
HWS	Instant Gas HWS	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$3,004.49	Building Construction	Brick & Colorbond
Water Rates	\$1,564.13	Insulation	Unknown
Strata Levies	N/A	Built/Builder	1998
Weekly Rent	\$650 - \$680	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A

-- Map Viewer Plus --



Author:

Created: 17 September 2025 from Map Viewer Plus [wa.gov.au/?address=18%20Susan%20Court%2C%20YAKAMIA%206330&theme=1564](https://www.landgate.wa.gov.au/?address=18%20Susan%20Court%2C%20YAKAMIA%206330&theme=1564)