

**1/160 Flinders Street, Yokine, WA 6060**



**House For Sale**

Friday, 10 May 2024

1/160 Flinders Street, Yokine, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 73 m2**

**Type: House**



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**From \$399,000**

Welcome to your dream investment property! Nestled in the sought-after suburb of Yokine, just 6 kilometers from Perth City, this cozy 2-bedroom, 1-bathroom house is a gem waiting to be discovered. Situated in a small, tidy complex with low maintenance requirements, this property offers a tranquil living environment with a touch of modernity. Step inside to find a beautifully designed modern kitchen and the stylish flooring which add a touch of elegance to the space, while the split air conditioning in the living area ensures comfort year-round. Step outside to your private courtyard, complete with a convenient storage shed, ideal for keeping your belongings organized. Here, you can also enjoy the perfect setting for hosting BBQ gatherings with friends and family, creating cherished memories under the open sky. No need to worry about parking, as this property comes with a free-standing carport and additional visitor parking. Convenience is key, with public transport just a stone's throw away, making commuting a breeze. Plus, you're only 1 kilometer away from a shopping center boasting major grocery chains, ensuring you have everything you need right at your doorstep. For those who prefer train travel, Glendalough train station is just 3 kilometers away, providing easy access to Perth City and beyond. Currently rented until 31/03/2025 at \$500 per week, this property provides a stable income stream for investors, offering both security and potential for growth. Facts and numbers (approx.) Land- 73sqm Built- 73sqm Water Rates- \$938.89 p.a. Starta- \$608 p.q. Council rates- \$1535 p.a. DISTANCES (approx.) Yokine Reserve: 1.3 km Tuart Hill Park: 1.1 km Dog Swamp Shopping Centre: 1.2 km Flinders Square Shopping Centre: 1.7 km Yokine Shopping Centre: 1.6 km Yokine Primary School: 1.2 km Tuart Hill Primary School: 1.3 km Servite College: 1.5 km Tuart College: 2.3 km Edith Cowan University (Mount Lawley Campus): 5.5 km Perth CBD- 6km FOR OVER EAST BUYERS- We are happy to send you a video via WhatsApp. Find us on WhatsApp and mention the property address, we will send you the video. Contact- Raman Singh (0452 600 414) Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed. Reference to distances is estimated using Google maps. Reference to a school does not guarantee availability of that particular school. Buyers are advised to make their own enquiries as to the accuracy on this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.