

1/21 Hayes Avenue, Yokine, WA 6060

Villa For Sale

Wednesday, 17 April 2024



1/21 Hayes Avenue, Yokine, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 265 m2

Type: Villa



Jonny Georgy

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Offers Over \$450,000

This charming 2 bedroom 1 bathroom brick-and-tile villa is as solid as they come and occupies a commanding street-front position that adds extra appeal to its ultra-convenient location, only footsteps away from the stunning Western Australian Golf Club course and grounds. Welcoming you inside is a carpeted open-plan living and dining area with gas-bayonet heating and an air-conditioner on the wall. The adjacent kitchen is neatly tiled and has been stylishly renovated to include sleek stone bench tops, glass splashbacks, decent storage and modern stainless-steel gas-cooktop, oven and dishwasher appliances. An amazing bi-fold-glass servery window links interaction from within the kitchen to a huge enclosed front yard with a covered full-width patio for fantastic outdoor entertaining, overlooking some lawn and established garden beds. The yard is also securely gated and has its own side access, making it ideal for kids and pets. Back inside, both bedrooms are carpeted for comfort and have ceiling fans and built-in wardrobes – inclusive of the larger master. The impeccably-revamped bathroom plays host to a walk-in shower, with the separate laundry also cleverly updated to include a generous linen cupboard and over-head and under-bench storage options, as well as external access for drying. A matter of mere metres separates your front door from the likes of bus stops, the local Lot One Zero café, Yokine Primary School and other excellent educational facilities, with the buzzing Main Street food and coffee strip, shopping at both Dog Swamp and Flinders Square, the sprawling Yokine Reserve, other lush local parks, surrounding entertainment precincts, train stations, the freeway, the coast and the heart of our vibrant Perth CBD all in close proximity and very much within arm's reach. This gem of a buy is as central and “lock-up-and-leave” as you can get – and is the perfect down-sizer or astute investment property, depending on what your own personal needs are! Other features include, but are not limited to:

- Integrated kitchen range hood
- Separate toilet
- Storage to the alfresco
- Down lights
- Skirting boards
- Security doors and screens
- Garden shed
- Single carport
- Easy-care gardens

Strata fees are approx \$593/qtr Contact Jonny Georgy for more details on 0434 943 535 Are you ready to #experience remarkable