

11 Tuart Street, Yokine, WA 6060

THE AGENCY

House For Sale

Tuesday, 21 November 2023

11 Tuart Street, Yokine, WA 6060

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1014 m2

Type: House



Zvon Mikulic
0439811023

Auction - Saturday 9th December @1pm

AUCTION – Saturday, 9th December 2023 @1pm, unless sold prior. Split it down the middle, retain and subdivide or use the R30 zoning to its fullest potential it's completely up to you when considering the exciting development potential attached to this solid 4 bedroom 1 bathroom character home that is to be sold on an “as is” basis and boasts breathtaking city views, only adding to the appeal of a wonderful cul-de-sac location where absolutely everything is within arm's reach. High ceilings, gleaming wooden floorboards and even decorative ceiling roses are commonplace throughout and help preserve the residence's original charm of yesteryear. A generous master bedroom at the front of the house can easily be converted into a second living zone if need be, with a gorgeous French door shutting off the current lounge room from the rest of the house. A sliding door off here reveals outdoor access to a safe and secure backyard, as well as a covered patio/pergola entertaining area. The tiled kitchen and dining area connects to the lounge and has a breakfast bar for quick bites, as well as double sinks, a four-burner gas cooktop, a Robinhood range hood and a separate stainless-steel Westinghouse oven/grill. A “blank canvas” of a massive 1,014sqm (approx.) block awaits you here, as does the most perfect of tranquil positions, close to bus stops, restaurants, schools, shopping at both Dog Swamp and Flinders Square, the Western Australian Golf Club, lush local parklands, the vibrant Perth CBD and buzzing entertainment hotspots surrounding the city – Mount Lawley, Northbridge, Highgate, North Perth, Mount Hawthorn and Leederville included. An extraordinary opportunity awaits – get ready to secure your future, in more ways than one! Other features include, but are not limited to:

- Gated entrance, securing the front yard and ample driveway parking space
- City vista from the verandah entrance
- Split-system air-conditioning to the lounge room
- Subfloor
- Timber skirting boards
- Security doors and screens
- Corner garden shed
- Rear orange tree
- Separate double lock-up garage at the rear – with dual roller doors
- Generous front of over 20 metres, including established frangipani gardens
- Built in 1951 (approx.)

Auction Conditions: Sold on an unconditional basis Settlement between 30 – 60 days Deposit \$40,000 on fall of hammer Auction conducted at 11 Tuart Street Yokine Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.