

11 Yonga Way, South Guildford, WA 6055



House For Sale

Wednesday, 12 June 2024

11 Yonga Way, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



Natalie Arnold
0893883911

Set Date Sale | 19th June

Sold by SET DATE SALE with absolutely ALL offers being presented on 19th June at 4pm. The Seller reserves the right to sell prior to this date. ** Contact Nat for buyer price guide ** What we love... An inner urban sanctuary is the lifestyle on offer here. Locate yourself to all things convenient while still feeling like you are away from everything. This home presents to you all things easy and practical from large open living spaces to immaculate gardens front and back. An easy flow floor plan invites you in with large flowing living zones, loads of functionality for the downsizer, first home buyers or young family. Find yourself right at home here as this home is now awaiting it's new owner. We cant wait to meet you. What to know... FEATURES Neat and tidy frontage with easy care garden Double garage Shade sail coverage in front of double garage Separate drive way with an extra thick slab for the caravan or other vehicles Through access from garage to back garden Formal front lounge Large open plan lounge, kitchen and dining space Large kitchen with large breakfast bar Large amounts of cabinetry in kitchen Gas cook top and electric oven Dishwasher 5mm Vinyl plank flooring throughout - very low maintenance for cleaning and wear and tear. 4 Panasonic cassette air conditioner's through the house with 3 independent zone controllers Large master suite at the front of the house with large bedrooms and en-suite bathroom Renovated en-suite bathroom with shower/wet area and large vanity with double sinks Large built in robes Separate wing to the house with minor bedrooms and second bathroom which can be closed off Good size minor bedrooms all with robes well-appointed second bathroom with bath and shower Large windows in all bedrooms Thermally insulated storage loft with light and pull down access ladder Stunning alfresco and outdoor area with large under cover alfresco and patio Spa on the patio Low maintenance, fully reticulated gardens (with WiFi access to the controller) Fire pit and fish pond (with child safe grill mesh cover) Side shed DISTANCES AND LOCAL AMENITIES Surrounded by other premium homes Short walk to the South Guildford Shopping village Walking distance to local green zones such as Berckleman Park Short walk down to the Helen River banks and walking paths Short drive to Guildford historic town centre with all it's café's and wine bars On the end of the stunning Swan Valley for all your wineries, eateries, music and food festivals Short drive to major transport routes and surrounded by local bus routes PROPERTY INFORMATION Council Rates: Approx \$2505/annum Water Rates: Approx \$107.57/month Block Size: 589sqm Living Area (excluding bathrooms, WC, laundry and robes): 130sqm Build Year: Approx 2012 Dwelling Type: House Floor Plan: Available on advert and at home open Who to talk to... Do get in touch with Natalie Arnold - 0423945159 for a viewing or private inspection. Always happy to help where I can