

**14B Hayes Avenue, Yokine, WA 6060**



**Sold House**

Wednesday, 23 August 2023

14B Hayes Avenue, Yokine, WA 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 369 m2**

**Type: House**



Len & Debbie Team  
0893003344

**\$900,000**

Location, convenience, and modern living come together seamlessly in this contemporary executive home. This sought-after address is centrally located, with the vibrant Perth city centre a mere 8 kilometres from your doorstep. Adding to this highly desirable location, the Western Australia Golf Course is situated in the same street, providing opportunities for regular games and leisurely strolls. You'll also find the popular Lot Six Zero Café within walking distance, where you can enjoy a delicious cafe lifestyle. The area also boasts excellent schools, ensuring a quality education for your family. Step inside this contemporary two-storey home and be greeted by an abundance of natural light and architectural elegance. The front door opens into a double void entry, featuring special cornicing and plenty of windows that infuse the space with warmth and light. The tile floors guide you into the spacious central living area, where the heart of the home truly shines. The well-appointed kitchen boasts bright, clean lines with waterfall stone bench tops, subway tiles and sleek white cabinetry while stainless steel appliances add a touch of sophistication. A double door pantry provides ample storage for your culinary essentials. The adjacent large dining area features French doors that open into a private north-facing garden, creating a seamless indoor-outdoor flow. The open plan family area, carpeted for comfort, also opens onto the garden, while a cosy home theatre with French doors awaits on the right, offering space for relaxation and entertainment. The garden is an inviting retreat, featuring an alfresco area capable of accommodating a large setting for entertaining family and friends. Fully enclosed, it requires minimal maintenance allowing you to focus on enjoying the outdoors. Upstairs, a good-sized landing leads to four bedrooms, conveniently apart from the living areas. The master suite exudes comfort and tranquillity. With lovely French doors for added elegance it features a large walk-in robe and luxurious en-suite with double vanity, extra-large shower contemporary tapware, tiling and sanware. The minor bedrooms are generously proportioned and feature spacious double robes, carpeting and plantation shutters for a touch of elegance. Additional features of this exceptional property include solar panels, fans in all bedrooms and ducted reverse cycle air conditioning throughout, providing year-round comfort. An upstairs linen cupboard complements the ample storage options, while downstairs, the laundry, conveniently located off the kitchen, is well-fitted with built-in cabinets. There is a good-sized guest powder room on the ground floor for added convenience. The rear of the property offers a paved, low-maintenance area and a generously sized shed, providing additional storage options. The double garage includes a storage area fitted with shelves, ensuring ample space for all your belongings. Excellent storage solutions throughout the house further enhances practicality. Don't miss out on the opportunity to embrace the lifestyle and convenience offered by this remarkable residence. Contact the Len & Debbie team to experience the epitome of modern living in a truly exceptional location. Built in 2006 on a 369m<sup>2</sup> block