

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



**Sold Townhouse**

Thursday, 10 August 2023

14B Roscorla Avenue, Yokine, WA 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: Townhouse**



Michelle Hawkins  
0864248201

**\$698,000**

If you are looking for a spacious home, something you can customise to your own personal touch, good land content and location, then look no further as this beauty may be just the special one you have been searching for. This amazing home is in a perfect location just metres from the picturesque private golf course known as, The Western Australian Golf Club and boasts large bedrooms and bathrooms and excellent storage. The property offers so much potential and with minor modifications can even park a caravan or boat straight in from the drive to the North side of the home. The home boasts the option of a double bedroom downstairs and upstairs both with bathrooms for your convenience plus a third excellent sized room, 518m<sup>2</sup> of rare earth and a very generous sized home with over 200m<sup>2</sup> including patios. This perfectly located "Prime Earth" block of land alone would be worth over \$500,000 and a 2 storey double brick and tile home of this size I believe would cost around \$350,000 to build. Take advantage of being able to move in now and renovate as you can afford.. GET EXCITED.1. A perfect location2. Excellent land content (518m<sup>2</sup>)3. A double brick and tile residence4. 3 double bedrooms and 2 good sized bathrooms and 2 wc's5. 2 generous sized living areas6. Excellent security screens throughout. 7. A double carport and brick store room8. Boasts a generous sized yard perfect for pools, swings, gardening etc or even extending9. This property is the perfect paint and prosper10. Affordable price. Owned by the same family for many years this home is sold, "AS IS". You are welcome to do your own due diligence before placing an offer and the sellers will supply an Electrical Compliance Certificate. This home can be your forever home and as they say, buy PRIME RARE EARTH, LOCATION, LOCATION & PAINT AND PROSPER. A VIEWING WILL NOT DISAPPOINT.DISCLAIMER: This advertisement has been written to the best of our ability based upon the seller's information provided to us. Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.