

**2/14 Yarruk Street, Yokine, WA 6060**



**House For Sale**

Wednesday, 17 January 2024

2/14 Yarruk Street, Yokine, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 149 m2**

**Type: House**



Sarah Morgan  
0418908399

## Offers Above \$549,000

Step into the epitome of easy urban living with this well-kept two-storey townhouse, a nifty haven crafted for a dynamic and connected lifestyle. It's neat as a pin and tucked away in a trendy complex of just three townhouses with - bonus - zero strata fees! The location is undeniably cool, offering the ideal fusion of convenience and a vibrant, easily-accessed lifestyle. There's a good-sized primary bedroom with built-in robe, split-system air conditioner (so you stay cool as a cucumber), and lovely views of the neighbouring park. Inside boasts a tiled living area for easy cleaning, a fabulous little kitchen with oodles of cupboard space, and a tiled meals area connected to the kitchen. This is a brilliant spot for impromptu gatherings and laid-back mealtimes. The bespoke handcrafted Jarrah stairs add a touch of character and there's a jaw-dropping renovated bathroom as an extra splash of luxury for your daily routine. Two minor bedrooms have been thoughtfully designed and both include split system air con for comfort. The downstairs laundry, complete with an additional WC, adds a practical inclusion - perfect for guests and keeping your freshly renovated bathroom all yours.

Features Include: • Two-storey townhouse • Lovely light & bright tiled living area • Kitchen includes electric hot plates, wall oven & plenty of cupboards • Tiled meals area open to kitchen • Large primary bedroom with built-in robe & split system air conditioner plus views to the beautiful park • Secondary bedrooms feature split system air conditioning • Stunning renovated bathroom • Bespoke handcrafted Jarrah stairs • Laundry with toilet downstairs • Entertainer patio area • Storeroom • Security screens • Storage/linen cupboard • Vertical blinds • Colorbond fencing • 1 carport • 1 open car bay • No strata fees! • Within small complex of only 3 townhouses • 194sqm of exclusive area Outside, the patio is your go-to spot for hosting intimate gatherings with your inner circle. A dedicated storeroom ensures your space stays clutter-free and practical and security screens, vertical blinds, and Colorbond fencing all provide the privacy and security you need. Parking is effortless with a dedicated carport plus an open car bay. And again - no strata fees! This means you get all the benefits of near-city living without the extra financial requirements. Location is everything and this villa nails it. Positioned beside a park, you'll have nature at your doorstep while still being within striking distance of loads of public transport, Dog Swamp Shopping Centre, and the local cafes and eateries of Mt Lawley. The Perth CBD, just 6km away, ensures you're always connected to the heartbeat of the city. Easily ticks a lot of boxes! More specific locational information: Shopping Centres: • 3 minutes walking from Flinders Square (<https://flinderssquare.com.au/shops/>) • 5 minutes walking from Dog Swamp Shopping Centre (<https://dogswampsc.com.au/stores>) What to find here: • Pharmacy • Supermarkets (Coles, Woolworths, Aldi) • Australia Post • Petrol station • Bottle Shops • Bakeries and Restaurants • Massage, Beauty Salons, Barber Shop, etc. Yokine Regional Open Space (Park) • 4 minutes by car • 8 minutes by bicycle What to find here: • 3 playgrounds • BBQ and picnic facilities available • Fitness/exercise equipment • Recreational sporting grounds ECU Mount Lawley Campus • 5 minutes by car • 11 minutes by bicycle For more information on 2/14 Yarruk St Yokine or for friendly advice on any of your real estate needs please call Sarah Morgan on 0418 908 399.