

**20/33 Blythe Avenue, Yokine, WA 6060**

**Apartment For Sale**

Tuesday, 7 May 2024



20/33 Blythe Avenue, Yokine, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 83 m2**

**Type: Apartment**



Brad Irving  
0892720566



Stuart Irving  
0892720566

## Offers From \$479,000

Modern Top floor 2 Bedroom Apartment that will make for a Great Hassle Free Investment for the Astute Investor or Low Maintenance Owner Occupier Opportunity! With a Spacious and Practical layout including Large open plan kitchen/living area that opens out onto a supersized private balcony which makes for great entertaining all year round. 20/33 Blythe Avenue Yokine is Perfectly located within a well maintained modern complex that affords the convenience of having a cafe & other amenities located on the ground floor, as well as being just short distance from local shopping amenities at either Dog Swamp, Flinders Square or Dianella Plaza, plus being close to Yokine Primary & Carmel Schools for the young / small families. Accommodation & Amenities include: \* Two double sized bedrooms both with mirrored build in robes \* Laundry with Washing Machine & Dryer \* Split system air-conditioning in the living area \* Dishwasher & Fridge included \* Double/tandem secure car bays & storage room \* Living Area - 71sqm plus 12sqm Balcony \* Total Lot Size 112sqm All of which makes this the Perfect first home buyer opportunity or for those "rent it out and forget it" kind of landlords... low maintenance, no hassles \*\* PLEASE NOTE THAT 20/33 BLYTHE AVENUE IS CURRENTLY RENTED AT \$500 PER WEEK ON A FIXED TERM BASIS UNTIL JUNE 2024 \*\* WE BLINK TO STRATA DOCUMENTS AND RELEVANT INFORMATION. <https://www.rea-webbooks.com.au/Irving-and-Keenan-Real-Estate/Blythe-Avenue-Yokine-20-33> Title particulars: Lot 32 on Strata Plan SP63667 Volume/Folio 2857/32 Living Area: 71sqm plus 12sqm Balcony Total Area: 112sqm (inc carpark & storeroom) Council Rates: \$1,546.32pa Water Rates: \$996.29pa Strata Rates: \$915.65qtr (\$780.65 Admin / \$135 Reserve) For Further Details and a Private Inspection please contact Agents: Brad Irving 0422 678 144 Stuart Irving 0418 920 672 [www.irvingandkeenan.com.au](http://www.irvingandkeenan.com.au)