

**32 Villiers Street, Yokine, WA 6060**



**Sold House**

Monday, 14 August 2023

32 Villiers Street, Yokine, WA 6060

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 373 m2**

**Type: House**

**\$1,180,000**

Discover a refined and elegant lifestyle in this fantastic double-storey residence with city glimpses. With 5 bedrooms, 3.5 bathrooms, a study and three internal living areas, this immaculate home offers abundant space and contemporary comfort in a well-connected and sought-after location. The two-tone rendered brick and tile facade and welcoming portico entrance create a striking first impression. Step inside the double timber doors, equipped with security screens, and find solid timber flooring flowing through the lower level. The guest bedroom stands out among the secondary bedrooms with its recessed ceiling, built-in robe, courtyard access, and convenient semi-ensuite bathroom. The thoughtfully designed laundry showcases stone benchtops, overhead cabinets, drawers, and a chute in the built-in linen press. The hub of the home encompasses the main open-plan living and dining area, featuring an impressive coffered ceiling and expansive sliding doors opening to the alfresco area, integrated under the main roof. The kitchen is a culinary enthusiast's dream, featuring vast stone benches, including a breakfast island, and stainless steel Bosch appliances, including double ovens (combi steam and conventional), gas cooktop and dishwasher, complemented by gloss cabinetry with soft-closing drawers. Bring your entertaining outdoors and enjoy BBQs surrounded by easy-care reticulated garden beds - the perfect setting for gatherings with friends and family. Venture upstairs, where a chandelier suspended above the stair void illuminates the way to the luxurious accommodation. Bedrooms three, four and five offer built-in robes and share the family bathroom, complete with a frameless shower, recessed bath, and floating vanity - and the separate powder room adds convenience on busy school mornings! The main bedroom suite is a restful retreat, boasting a coffered ceiling and a private balcony with a leafy street view. The customised walk-in robe provides ample storage, while the fully-tiled ensuite offers a double floating vanity, recessed spa bath, frameless shower, and a separate WC. At the rear of this level, the spacious theatre room with a kitchenette opens onto an enclosed tiled balcony featuring double-glazed windows and outlets for power, gas and water, making it a versatile indoor-outdoor space for relaxation and entertainment. Completing this level, a walk-in storeroom/linen with a laundry chute ensures neatness and organisation are effortlessly maintained. Freshly painted and boasting exceptional attention to detail, this lovely property invites you to embrace a life of comfort and sophistication. Steps from local shopping amenities and the West Australian Golf Club, the superb location also enjoys easy access to Edith Cowan University and Dianella Secondary College. Features you will love:

- 5 bedrooms, 3.5 bathrooms, plus a study
- Double lock-up garage with extra off-street parking
- City glimpses from the second storey
- Luxury kitchen with Bosch appliances and stone benches
- Provisions for plumbed fridge
- Spacious theatre with a kitchenette and large balcony
- Solid timber flooring throughout the lower level
- Laundry with great storage and a chute
- Main suite with a private balcony and double glazing
- Alfresco under the main roof
- Easy-care reticulated garden beds
- Fully repainted internally, partially externally
- Instantaneous gas hot water system
- LG ducted reverse-cycle air conditioning (2 units)
- 373sqm easycare block
- Council Rates: \$2524.88
- Water Rates: \$1796.40
- School Catchment: Tuart Hill Primary & Dianella Secondary College

Please get in touch with Chris Pham from Acton Belle Property for more information regarding this fantastic opportunity at 32 Villiers St Yokine.