

**37A Wandarrie Avenue, Yokine, WA 6060**

**House For Sale**

Wednesday, 3 April 2024

37A Wandarrie Avenue, Yokine, WA 6060

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Ralph Seymore  
0474111886



Carla Yazmadjian  
0415839588

## All Offers by 17/4/24

\* All Offers to be presented by 17/04/24, unless sold prior. Yokine's finest home has just arrived on the market and it is a work of such beauty that it must be seen to be believed. Exhibiting unparalleled style and craftsmanship, and showcasing state-of-the-art interiors with the finest of finishes, this is a home for discerning buyers who seek an aspirational home of unrivalled quality. Designed for entertaining, relaxation and functionality, the central living areas of the home flow into an exquisite outdoor entertaining area complete with a cutting-edge outdoor kitchen featuring luxury Italian appliances, facilitating outdoor / indoor living, all year round. Set on a generously sized green title landholding in the Yokine Reserve Precinct, close to the Dianella Shule and well within the catchment areas for Mount Lawley Senior High School and Yokine Primary School, the location is outstanding in every way. The entire home spans over 300 sqm meters, every part of which delights with impressive and extensive features, some of which include:- Magnificent scullery- Integrated dishwashers- Italian porcelain tiling throughout- Engineered Blackbutt flooring- Double glazed windows and sliding doors- Stainless steel security screens- Millboard composite decking- Plantation shutters - Full height tiling to all bathrooms and powder room- Poured aggregate driveway - Alarm system- Security cameras- Beautiful feature gas heater- Ducted air-con throughout- An abundance of storage on both levels- Ziptrack blinds to alfresco- Vintec wine fridges- Solar panel system- Outdoor shower- Massive garage with tiled flooring Deserving of your inspection!\* The Sellers reserve the right to accept an offer prior to the advertised campaign end date. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.