

39 Moulden Avenue, Yokine, WA 6060

Villa For Sale

Friday, 24 May 2024



39 Moulden Avenue, Yokine, WA 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Villa



Paul Holdsworth
0893441270

OFFERS

Welcome to 39 Moulden Avenue, Yokine - where comfort and convenience meet. This charming, street-frontage three-bedroom villa is perfectly located within the Mount Lawley High School catchment area and offers a lifestyle of ease and enjoyment. Property Highlights:

- Spacious Living Areas: Enjoy a separate lounge with courtyard views and a dining/meals area with reverse cycle air conditioning for year-round comfort.
- Well-Equipped Kitchen: Features a double sink, overhead cupboards, tile splashback, and ample bench and cupboard space.
- Comfortable Bedrooms: Built-in robes in all three bedrooms provide plenty of storage.
- Private Outdoor Space: A paved front courtyard offers a serene spot for relaxation or entertaining guests.
- Convenient parking under the main roof.

This delightful home is ideal for a growing family, professional couple, downsizers, or investors looking for a quality property in a prime location. Prime Location:

- Recreation: Close to The Western Australian Golf Club and Yokine Regional Open Space for leisurely activities.
- Shopping: Flinders Square Shopping Centre is nearby for all your retail needs.
- Education: Within close proximity to Yokine Primary School and within the Mount Lawley High School catchment area.
- Transport: Public transport options make commuting to Perth CBD a breeze.

Experience the perfect blend of convenience and tranquility in this beautiful home. Features Include:

- Street frontage
- Separate lounge
- Well-equipped kitchen with double sink, overhead cupboards, tile splashback, and ample bench and cupboard space
- Dining/meals area with reverse cycle air-conditioning
- Built-in robes in all three bedrooms
- Paved front courtyard
- Parking under the main roof
- Convenient access to Perth CBD and local amenities

The property is currently leased at \$540 per week until 22/07/2024. Strata Fees total \$691 per quarter. Council Rates are \$1,577 p.a. Water Rates are \$959 p.a. For further information, contact Paul Holdsworth at 0407 081 050. 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.