

**4/41 Wandarrie Avenue, Yokine, WA 6060**

**Townhouse For Sale**

Friday, 3 May 2024



4/41 Wandarrie Avenue, Yokine, WA 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 277 m2**

**Type: Townhouse**



Lee Smith

0894742000

## OFFERS FROM \$774,000

No Strata Fee's = No Worries Nestled within an exclusive group of four, this three-bedroom, two-bathroom townhouse presents a captivating blend of convenience and comfort. From the floorboards that grace the interiors to the abundance of living spaces, this residence exudes a sense of simplicity and charm. Step inside to discover a formal living or theatre room near the entry, complemented by a generously sized kitchen boasting a gas cooktop and ample cupboard space, overlooking the expansive dining and family living areas. Upstairs, three well-appointed bedrooms, all with built-in robes, await, with the master bedroom offering abundant natural light and a private balcony showcasing stunning city views, creating an idyllic spot for morning or evening relaxation. Property Features:- No strata fees due in the group, just a yearly insurance premium shared between 4 units (\$1,575.69 p/a)- Main bedroom with spacious ensuite and balcony- Built-in robes in all bedrooms- Open-plan living layout- Gas cooktop and electric stove in the well-equipped kitchen- Reverse cycle air conditioning and ducted evaporative system for year-round comfort- Convenient storeroom for additional storage- Double undercover car bays- Security alarm system for peace of mind- Reticulated gardens for easy maintenance- Excellent proximity to the CBD, just a 10-minute bus ride away- Close to picturesque parks, renowned golf courses, and major shopping centers such as Karrinyup, Morley Galleria, and Innaloo shopping precinct- Easy access to schools, public transport, and vibrant cafe strips in Leederville, Mount Lawley, North Perth, and Mount Hawthorn- Private viewings available for a personalized experience- Property reports (PCR & Inspection) with detailed photos available upon request- Currently leased to a long-term tenant at \$620 per week until 23/2/2025 To secure your private inspection or access a video tour of this wonderful property, contact Lee Smith today at 0447 843 345 or via email at [lee@bourkes.com.au](mailto:lee@bourkes.com.au)