

4 Yolande Place, City Beach, WA 6015

EDISON **McGRATH**

House For Sale

Thursday, 18 April 2024

4 Yolande Place, City Beach, WA 6015

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1045 m2

Type: House



Christopher Dee
0413122499

AUCTION THIS SATURDAY AT 11AM

FINAL NOTICE - AUCTION THIS SATURDAY 4TH MAY AT 11:00AM DECEASED ESTATE Located in one of City Beach's most envied positions, a stone's throw to Beecroft Park, meters away from the Kapinara playing fields and just a few doors away from the Empire Village shops. In terms of an ideal location with everything at your fingertips, and the perfect neighbourhood to raise your family, it simply doesn't get much better than this! This magnificent 1,045 sq meter building block with North facing rear provides the perfect opportunity for you to create and build your dream home. With a 28.16 metre frontage and rear boundary, a second story would capture potential ocean views! Your design options here are endless! The existing one owner home has lots of charm and appeal and is set amongst lovely established gardens. The home is well presented and features three bedrooms, main bathroom, two living areas plus an external sunroom/games room, large store room with roller door access, solar panels, jarrah floorboards, tandem carport and a swimming pool. With some minor updating it could easily be rented out. LOCATION Wonder up the road to meet friends for sunset drinks and a meal, plus there's a 24/7 IGA for all your last minute needs at the Empire Village, the nearby bus service on The Boulevard is just 350 metres away, whilst Wembley Golf Course and Bold Park Aquatic are just a couple of minutes drive away. Kapinara Primary is just at the end of the street and located in the catchment zone for Churchlands Senior High School. 4 Yolande Place is the premier coastal address you have been waiting for! OUTGOINGS Council Rates: Approx \$ 3,780.40 per annum Water Rates: Approx \$1,395.85 per annum AUCTION TERMS Deposit: 5% of the purchase price payable on fall of the hammer Settlement: 45 days For more details, reach out to Christopher Dee on 0413 122 499.