

**449A Hector Street, Yokine, WA 6060**



**House For Sale**

Wednesday, 17 April 2024

449A Hector Street, Yokine, WA 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 331 m2**

**Type: House**



**Matt Seabrook**  
0435227120



**Emily Warden**  
0435227120

## Offers Mid \$600,000's

Located in a desirable neighborhood in a private group of 5, step into this double storey residence offering a comfortable and cozy living space for you and your family! The floorplan offers 3 bedrooms, an open plan living area which seamlessly flows out to the outdoor area, perfect for entertaining guests and family all year round, as well as featuring a formal lounge! Features at a glance:

- Formal lounge featuring an ornamental fireplace
- Open plan living living, dining & kitchen
- Crisp galley style kitchen offering ample storage & bench space
- Undercover outdoor entertaining area
- Spacious main bedroom filled with natural light and fitted with a WIR
- Semi - ensuite located upstairs
- Study nook
- Bedroom 3 located downstairs
- Separate store area in the garage

And more! Conveniently located:

- Walking distance to Blair Warren Reserve
- Close proximity to public transport, shopping centres and parks
- Only minutes to the Western Australian Golf Club
- 13 mins to Perth CBD
- 16 mins to Perth Airport

PROPERTY PARTICULARS  
Shire Rates: \$1,794.97 p/a  
Water Rates: \$1,303.65 p/a  
City of Stirling Strata Fees Admin Fund: \$350.00 p/q