

46A Dryden Street, Yokine, WA 6060

Villa For Sale

Wednesday, 12 June 2024



46A Dryden Street, Yokine, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Paul Holdsworth

0893441270

Low to Mid \$400,000s

Welcome to 46A Dryden Street, Yokine. This neat two-bedroom, one-bathroom villa is ideally situated in a sought-after Yokine location. This charming home impresses with a serene setting, featuring a separate lounge offering street views in comfort, complemented by reverse cycle air-conditioning. The separate kitchen and dining area provide ample space for meals and entertaining, while the generous main bedroom features a full-size built-in robe. This property stands out with its excellent presentation and prime street frontage position. It is located within the highly desirable Mt Lawley High School catchment area, making it an attractive option for families. Additionally, its convenient proximity to local amenities such as the Terry Tyzack Aquatic Centre and the Yokine Regional Open Space enhances its appeal. Whether you are a first homebuyer, a small family, a couple, a downsizer, or an investor, this villa offers the perfect blend of comfort, convenience, and location. Don't miss the opportunity to make this exceptional property your new home. Additional features include:

- Separate lounge with air-conditioning
- Separate kitchen and dining
- Main bedroom with full-size built-in robe
- Separate laundry
- Courtyard
- Undercover parking directly behind
- Extra visitor parking bays
- Council rates: \$1,563 p.a.
- Water rates: \$986 p.a.
- Strata fees: \$652 p.q.

See you at the home open! For further details, please contact Paul Holdsworth 0407 081 050

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