

**4A Burns Avenue, Yokine, WA 6060**



**House For Sale**

Friday, 3 May 2024

4A Burns Avenue, Yokine, WA 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 370 m2**

**Type: House**



Ben Connor  
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## Expressions of Interest

Step inside this modern 4-Bedroom, 2-Bathroom residence and be impressed by the finishes throughout. With soaring high ceilings, Tasmanian oak flooring throughout, and ample windows flooding the home with beautiful natural light, this opportunity is sure to be at the top of your wish list! Upon entering the home, you are greeted with an inviting front entrance showcasing soaring high ceilings and an open study cleverly appointed at the front of the house, taking advantage of the northerly aspect, offering views onto the front garden. One of my sellers' favorite parts of the house has to be the dual living areas. Designed with family flexibility in mind, this room is the perfect kids' retreat or a cozy spot for the whole family to enjoy movie night this winter. Flow seamlessly through the sun-drenched hallway into the open-plan kitchen, living, and dining area. Notice the high-quality finishes, including the block-out sheer blinds, and feature windows offering a lovely outlook onto the well-kept garden beds running down the side of the home. The modern kitchen has been exceptionally designed for the avid chef, with a large island stone benchtop, high-end European appliances, and tasteful pendant lighting, making this the kitchen of your dreams! Move past the main living area and through the sliding doors to find a private decked alfresco area, surrounded by a lovely garden, making it a great setting for dinner parties and entertaining with family and friends. Even the side of the house has recently had aggregated concrete laid, allowing for easy side access for guests. Moving back inside the house and up the grand staircase is where you will find the Master suite and the additional 3 Bedrooms. The master bedroom is carpeted and grand in its proportions, featuring direct access onto an equally spacious ensuite with His and Her sinks, floor-to-ceiling tiling, and ample clothes storage space. The additional bedrooms are also well-sized, each with their own BIRs and windows looking out directly to the sky. Additional Features at a Glance: Under-staircase storage. Security sensor lights on the exterior. Security System with remote control access. Recently installed LED lighting throughout. Secure remote-controlled double lock-up garage. Ducted Reverse cycle air-conditioning. Low maintenance front and rear gardens with reticulation. Situated in the BEST pocket of YOKINE, located on the Yokine/Coolbinia border, and only a short stroll up the road to the MASSIVE Yokine Regional Open Space Reserve, Mount Lawley Golf Club, and The Western Australian Golf Club, all at your doorstep. SCHOOL CATCHMENTS: Yokine Primary School, Mount Lawley Senior High School. This amazing opportunity to become a Yokine local is sure to draw a lot of interest. If you would like to know more information or to register your interest, please call Ben Connor on 0410 425 397 or Simon Pigliardo on 0419 945 652.