

8/40 Tuart Street, Yokine, WA 6060

House For Sale

Friday, 5 April 2024



8/40 Tuart Street, Yokine, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Theo Kouroulis
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UNDER OFFER!

HOME OPEN MONDAY 8TH OF APRIL - 5:15PM - 5:45PM Explore the comfort and convenience of this delightful 2-bedroom villa nestled in a sought-after area of Yokine and in a small group of 8. Perfect for first-time buyers or savvy investors, this peaceful home offers an ideal living space with the added unique bonus of a huge back yard. Walk in and discover the space offered by this beautiful villa. Large open living area with timber style flooring overlooking the large spacious courtyard, plantation style shutters, air conditioning and security roller shutters is just the beginning. Continue through and you will find the two bedrooms, both with built in robes, the second bedroom can also double up as the perfect place to work from home. The modern kitchen is a real delight featuring quality appliances and plenty of cupboard space. The laundry is right next to the kitchen and has direct access to the drying court well away from the outdoor entertaining area and garden sheds. Speaking of entertainment area.... well what can we say, there is enough space to swing a giraffe, entertaining will never be the same again, with more space than you would ever need this courtyard is a real bonus, especially with the pergola boasting café style blinds for all year round comfort. So If you love spending time outdoors, then you're in the right place with the perfect backdrop for those impressive Perth evenings. Whether you're seeking a quiet retreat for yourself or a delightful place to entertain family and friends, this private courtyard is the perfect setting for all your relaxation and socialising needs. Parking at your doorstep is also a plus throughout the year. Conveniently located just a short walk from local shopping centres, café's recreation areas as well as effortless access to transportation to and from the CBD, this location offers the perfect blend of accessibility and convenience. So... if you are looking for a great start or the perfect investment with a unique and rare bonus of a large courtyard, we would suggest you get to this one ASAP! SCHOOLS NEARBY Tuart Hill Primary School Yokine Primary School St Denis School Servite College TITLE PARTICULARS Lot 8 Strata Plan 12052 Volume 1667 Folio 646 UNIT AREA 74sqm OUTGOINGS Water Rates: \$1,443.20 PA Council Rates: \$1,555.04 PA Strata Admin: \$650.00 PQ Strata Reserve: \$50.00 PQ