

**11/45 Shakespeare Avenue, Yokine, WA 6060**

**Professionals**

**Apartment For Sale**

Wednesday, 10 July 2024

11/45 Shakespeare Avenue, Yokine, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nic Pulvirenti  
0893783311

## Offers From \$375,000

NIC PULVIRENTI of the Professionals Wellstead Team is proud to present this low maintenance & elevated 2 bedroom x 1 bathroom upstairs apartment positioned in such a great location! The low maintenance lifestyle this apartment presents makes it absolutely ideal for the first home buyer, downsizer, investor or anyone in between whilst being located sub 13 minutes from the Perth CBD! THINGS YOU'LL ABSOLUTELY LOVE! - Vacant & ready to move in to! - Spacious living & dining area with split system air conditioning & ceiling fan - Private balcony - Timber look flooring - Spacious kitchen with electric cooker - Laundry with abundance of storage space - Two spacious bedrooms with built in mirrored robes (Main bedroom with ceiling fan) - Bathroom with shower over bath - Under stair storage - Private covered car bay - Enclosed Rear Courtyard (Great for Entertaining or a Veggie Patch) - Front security door If the brilliant features of this super low maintenance apartment don't sell you, the A+ location certainly will! Public transport is virtually on your doorstep, with local shops, cafes & schools all close by! Approximate Distances: Nearby bus stop - 300m away Yokine Regional Open Space - 350m away Yokine Primary School - 650m away Dog Swamp shopping centre - 4 minute drive! Mount Lawley Golf Course - 5 minute drive! Mount Lawley High School - 5 minute drive! Edith Cowan University - 5 minute drive! Mount Lawley Tennis Club - 5 minute drive! Perth CBD - 13 minute drive! (6.2km) This location is truly A+! Additional Information Built: Approx 1976 Council Rates: Approx \$1,661.12 PA Water Rates: Approx \$862.77 PA Strata Fees: Approx \$850 per quarter Get in touch with NIC PULVIRENTI to discuss viewing opportunities! NOTE: This property description provided is for general information purposes only. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect.