

1/74 Spencer Avenue, Yokine, WA 6060



House For Sale

Wednesday, 19 June 2024

1/74 Spencer Avenue, Yokine, WA 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 272 m2

Type: House



Lara Smith
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Contact Agent for Price Guide

Welcome to 1/74 Spencer Avenue! Nestled in the desirable suburb of Yokine, quietly situated within a small complex of three units... Discover this charming 3-bedroom, 1-bathroom home, ideal for first-time buyers, downsizers, or investors seeking a prime opportunity! This well-maintained unit features street frontage and a lush, secluded garden, alongside secure parking in the lock-up garage. Upon entry, experience the seamless flow of this home, highlighted by two spacious living areas. The first living space, adorned with rich timber flooring, opens onto a light-filled front garden. The secondary living area integrates with the open-plan design, connecting all corners of the home. The tidy kitchen, complete with ample storage, flows effortlessly into the dining area, creating a cohesive living space with easy-care tile flooring throughout. The generous master-suite includes a split system air conditioner, built-in-robe and luxurious ensuite access to the bathroom. Both minor bedrooms feature built-in robes, with one carpeted and the other adorned with beautiful wooden floors. Servicing all of the bedrooms, the main bathroom includes separate bath and shower, toilet, and vanity. For added convenience, a powder room is located in the laundry area, adjacent to the main living space. The spacious laundry provides direct access to a drying courtyard with a full-sized washing line. As you step outside to unwind and enjoy the private, low-maintenance garden area - be at ease knowing your garden has reticulation ensuring lushness all year round! Conveniently located near schools, parks, shops, and public transport, this property offers both comfort and accessibility. Less than 15 minutes from the city and within the intake area of Yokine Primary School and Mt Lawley Senior High School; This property presents opportunities for a diverse range of buyers, including investors, small families, first-time buyers, downsizers, renovators, and more. Don't miss out on this fantastic opportunity! Contact Lara Smith today for more information or to arrange a viewing! RATES: *WATER - \$1,295.00 .pa. COUNCIL - \$2,092.00 .pa. NO STRATA FEES - ONLY SHARED BUILDING INSURANCE - \$517.66 .pa.* Please note all rates figures are approximations and are subject to change. The figures provided are based on the most recent charges for the last financial year.*