

**445D Hector St, Yokine, WA, 6060**

**House For Sale**

Friday, 30 August 2024



445D Hector St, Yokine, WA, 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Paul Holdsworth  
0893441270

## OUTDOOR OASIS!

Welcome to 445D Hector Street, Yokine - a home where comfort meets convenience, offering the perfect sanctuary for a range of buyers. The open-plan living space, modern kitchen, and refurbished interiors create an inviting atmosphere, ideal for both relaxation and entertaining. Whether you're enjoying a quiet evening in or hosting friends and family, this home provides the perfect backdrop for creating cherished memories.

This property is a standout with its large backyard that offers endless possibilities for outdoor activities, gardening, or simply relaxing in your own slice of paradise. The functional floor plan features a modern galley-style kitchen with ample cupboard space, ensuring that every inch of the home is utilized efficiently. The master and second bedrooms are equipped with ceiling fans, ensuring comfort year-round. The renovated bathroom/laundry, with a double shower and two linen closets, adds a touch of luxury.

Situated in the highly sought-after Mount Lawley High School catchment area, this home commands significant value due to its prime location. Just moments away from the Yokine Open Regional Space, Terry Tyzack Aquatic Centre, and a range of local amenities, you'll enjoy both convenience and a vibrant community lifestyle. The property's street frontage on a uniquely large lot, coupled with easy access to public transport and local shopping, makes it an ideal choice for families, couples, and investors alike.

Features include:

- ☑ Two-bedroom home with street frontage on a uniquely large lot
- ☑ Open-plan living with timber floors and reverse cycle air-conditioning
- ☑ Modern galley-style kitchen with plenty of bench space, overhead cupboards, tiled splash back, plus fridge and microwave recess
- ☑ Master and second bedroom with ceiling fans
- ☑ No common walls to the bedrooms
- ☑ Updated bathroom with extra sized double head shower recess, large vanity, conveniently combined with the laundry plus two linen closets
- ☑ Freshly painted throughout
- ☑ Security screens
- ☑ Separate toilet
- ☑ Solar Hot Water System
- ☑ Huge back yard with side access and garden shed
- ☑ Pergola-covered rear patio, perfect for outdoor entertaining
- ☑ Undercover parking at your door plus additional parking space

This property's exceptional features and prime location are sure to attract significant interest from first-home buyers, couples, small families, downsizers, and investors.

Council Rates: \$1,593 p.a.

Water Rates: \$1,022 p.a.

Strata Fees: \$200 p.q.

For further information or to arrange a viewing, please call Paul Holdsworth on 0407 081 050

The generously sized backyard is a standout feature, ready to host gatherings and provide a private outdoor oasis where you can entertain guests or simply relax in your own slice of paradise.

To receive a price guide, comprehensive information, or assistance with any questions about purchasing this property,

please complete the email enquiry form by clicking the red "Get in Touch" button on the right of this page.

Find out your property's worth today by contacting Paul Holdsworth at 0407 081 050.

**Disclaimer:**

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