

**13/69 Shakespeare Ave, Yokine, WA, 6060**



**Villa For Sale**

Friday, 27 September 2024

13/69 Shakespeare Ave, Yokine, WA, 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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## **Lovely Villa in terrific location!**

It's a pleasure to bring to market this well presented 2 bedroom, 1 bathroom and 1 carport villa in this lovely tree lined street and only a short stroll to Yokine Reserve, Terry Tyzack Aquatic Centre, ECU and within close proximity to both Dog Swamp Shopping Centre and Flinders Square.

The home has a pleasing entry with a feature rock garden and has had new LED lights installed as well as new carpets with a renovated bathroom and includes a spacious separate lounge with air-conditioning, light and bright kitchen/meals area and two well-sized bedrooms. The kitchen is tiled for easy care maintenance and comes with stylish hardwood benchtops, large pantry and overlooks the rear courtyard.

The main bedroom comes with a built-in robe and ceiling fan and the second bedroom is also well-sized. There is also a separate laundry with separate toilet and then completing the home is the entertaining rear courtyard with patio cover and a handy small shed

The villa includes carport parking for 1 vehicle and the complex has car bays for use at the rear as well as visitor parking at the front of the complex.

Features Include;

Master bedroom with W.I.R and ceiling fan

Well sized second bedroom

New carpets throughout and new LED lighting

Separate living with reverse cycle air conditioning

Open plan kitchen/meals area with hardwood benchtops

Rear Laundry and separate toilet

Lovely outdoor rear entertaining area with patio and frontal rock garden

1 undercover car bay plus visitors parking bays

Across the road from open parklands

Located in the Mt Lawley Senior High School catchment area

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