

14/45 Dryden Street, Yokine, WA 6060



Villa For Sale

Sunday, 23 June 2024

14/45 Dryden Street, Yokine, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Villa



Janelle Laretive
0408373132

High \$400'000's+

EXCITING FIRST HOME OPENS: SUNDAY 23 June 11-11:40am and SUNDAY 23 June 1-1:40pm This fully renovated villa offers stylish, contemporary living in a highly desirable location near Yokine Reserve and parklands. Perfect for any buyer, this lovely home represents an outstanding opportunity to live the villa lifestyle. FEATURES YOU WILL LOVE: * A floorplan that brings the outdoors in, is flooded with natural light and spills effortlessly to the rear decked, covered entertaining. * Attractive kitchen with a crisp, white, contemporary theme, feature tiling, quality appliances - bring out your inner chef. * Fantastic bathroom - Single basin vanity, walk-in double-size shower recess * Separate WC. * Two spacious bedrooms. * Separate laundry, well located off the kitchen. * The rear courtyard is the area where our owners love to relax. It is private, offers an inviting deck and weatherproof pergola to enjoy entertaining friends and family all year round and still plenty of room for your loved pet. * Bonus - Front patio facing East, provides a 2nd outdoor escape to enjoy the morning sunlight and a coffee in the morning. ADDITIONAL FEATURES * A well maintained group, tightly held with many owner occupiers. Large expanses of green lawn in the common spaces for lazing or pets and play. * Renovation 2022 * 2 Skylights * Split system AC and Ceiling fans. * Window treatments: Drapes. * Floor treatments: Timber plank flooring, soft carpets, quality ceramic tiling to wet areas. * Securi-mesh clearview screens to windows and doors. * Roll down blind to Alfresco. * Freedom to have a pet companion. * Embrace the cozy feeling of a home rather than a unit. PARKING Single carport conveniently located at your door. LOCATION Situated in a quiet street and in an elevated section of Yokine that is near sprawling parklands and green spaces. Excellent local shopping precinct and cafe's. Easy access to public transport, Perth CBD, arterial roads leading in all directions. Well regarded school catchments SIZE Internal: 75m² OUTGOINGS Council Rates: \$1502.78 p/a Water Rates: \$1058.70 p/a Strata Admin Levy: \$484.35 p/q Reserve Fund: \$15.65 p/q Contact Janelle Laretive for more information and guidance.