

**17B Hindmarsh Avenue, Yokine, WA, 6060**

**GERARD BUTLER**  
AND ASSOCIATES

## **Villa For Sale**

Friday, 30 August 2024

17B Hindmarsh Avenue, Yokine, WA, 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Karl Butler

## **PRICED TO SELL!**

You won't find a better buy than this tidy villa, conveniently located in a highly desirable street, only a short walk to WA Golf Club, cafe, shops, parks, transport and multiple shopping precincts.

Offering 3 bedrooms, 2 bathrooms, open plan living and meals, spacious kitchen, separate lounge, reverse cycle air conditioning to living and master bedroom, rear entertaining area with patio, alarm security, double auto parking and more.

Be sure to act quickly, as this superb home and/or investment is on the market to be SOLD!

Currently tenanted at \$580 per week until 20 February 2025.

The following features are included:

Double brick and tile construction

Separate entry

3 Bedrooms all with built in robes

Master bedroom with reverse cycle air conditioning, built in robe, ensuite, shower, and toilet

2 Bathrooms, main with separate bath and shower

Lounge room adjacent to entry with feature glass doors

Spacious open plan living room with reverse cycle air conditioning, gas bayonet and access to rear

Meals adjacent to kitchen

Spacious kitchen with ample cupboard and bench space, double sinks, pantry, dishwasher, fridge recess, microwave recess, tiled splash back, rangehood, and overhead cupboards

Electric wall oven

4 Burner gas cook top

Gas storage hot water system

Alarm security system

Storeroom to rear

Sizable entertaining area to rear with patio

Double automatic lock-up parking

House under main roof - 178sqm

Land area - 246sqm (plus common driveway)

Built 2000

Council rates - \$1,950 (approx.)

Water rates - \$1,353

No strata levies

Contact Karl Butler 0419 046 395