

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



**Villa For Sale**

Wednesday, 25 September 2024

17C Hindmarsh Avenue, Yokine, WA, 6060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



**Brock Robertson**

0892712777

## Location Location!

Conveniently located in a highly desirable street, only a short walk to WA Golf Club, cafe, shops, parks, transport and multiple shopping precincts this spacious single level home is a beauty!

Offering 3 bedrooms, 2 bathrooms, open plan living and meals, spacious kitchen, separate lounge, rear entertaining area with patio, double lock up garage and more.

Features include;

- Build area - 167m<sup>2</sup>
- Land area - 279m<sup>2</sup> (plus common driveway)
- 3 Bedrooms all with built in robes
- Big kitchen with ample cupboard and bench space, double sinks, pantry and gas cooktop
- Spacious open plan living area that opens up nicely to the private courtyard area
- Separate lounge room
- Master bedroom with walk in robe and ensuite
- Good size main bathroom with shower and bath
- Separate laundry
- Sizable undercover outdoor entertaining area with low maintenance gardens
- Double lock up garage, store room and extra parking
- Reverse cycle air conditioning
- Built 2000 - Double brick and tile construction
- No strata fees - group of 3

Water Rates \$1,354.56 p/a

Council Rates \$1,912.10 p/a