

23C Hindmarsh Ave, Yokine, WA, 6060

MOUVE[®]

Villa For Sale

Tuesday, 3 September 2024

23C Hindmarsh Ave, Yokine, WA, 6060

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

Your Own Gated Sanctuary!

Privately positioned to the rear and nestled behind the security of a driveway gate, this tranquil 3 bedroom 2 bathroom villa defines quality modern low-maintenance living and will interest down-sizers or professional “lock-up-and-leave” types, as well as astute investors alike.

A crisply-tiled open-plan living, dining and kitchen area is more than generous in its proportions and impressively boasts sparkling stone bench tops, stainless-steel Bosch range-hood, gas-cooktop and under-bench-oven appliances, tiled splashbacks, double sinks and a stainless-steel Omega dishwasher for good measure. It all seamlessly extends out to a fabulous alfresco-courtyard space that encourages all-seasons' outdoor entertaining, as a result of café/shade blinds offering full enclosure and protection from the elements.

Back inside, the larger front master suite is the obvious pick of the bedrooms with its walk-in wardrobe and well-appointed ensuite bathroom – toilet, stone vanity, under-bench storage, shower and all. A stylish main bathroom services the remaining bedrooms and caters for everybody's personal needs in the form of a shower, separate bathtub and a sleek stone vanity.

Conveniently situated only a few doors down from the stunning Western Australian Golf Club course and grounds, this exceptional residence occupies the most enviable of locations. A matter of mere metres separates your front door from the likes of bus stops, the local Lot One Zero café, Yokine Primary School and other excellent educational facilities, with the buzzing Main Street food and coffee strip, shopping at both Dog Swamp and Flinders Square, the sprawling Yokine Reserve, other lush local parks, surrounding entertainment precincts, train stations, the freeway, the coast and the heart of our vibrant Perth CBD all in close proximity and very much within arm's reach themselves. What a gem of a find!

FEATURES INCLUDE, BUT ARE NOT LIMITED TO:

- One of only three villas in the complex – and enjoying secure gated access
- Portico entrance
- High ceilings
- Spacious open-plan living/dining/kitchen area – with a dishwasher
- Double French doors, separating the living zone from the minor sleeping quarters
- Carpeted bedrooms, including a larger master suite (with a walk-in robe)
- 2nd/3rd bedrooms with BIR's
- Separate main bathroom with a shower and bathtub
- Separate large laundry with under-bench storage cupboards and external access for drying
- Separate 2nd toilet
- Built-in hallway linen storage
- Outdoor alfresco-entertaining area – with café blinds
- Ducted air-conditioning
- Gas-bayonet heating in the living area
- Security-alarm system
- Stone bench tops throughout
- Down lights
- Feature stepped “trio” ceiling cornices
- Feature skirting boards
- Easy-care garden beds
- Double lock-up garage with internal shopper's entry
- Total Indoor and Outdoor Living Area – 194sqm (approx.)
- Total Lot Size – 285sqm (approx.)

Rates:

- Council Rates \$1,018.82 p.a
- Water Rates \$1,883.70 p.a

For further information please contact Jason Kuriata 0438 990 690 or Luke Morgan 0424048727.