

Sold



5B Constance Street, Yokine



## The perfect, picturesque and private family home

Number of qualified buyers: 4

Current offer: \$550,000

The Openn Negotiation has started and will commence on Monday 20th January at 7:30pm, this is subject to change and could sell at any time, ensure you don't miss out and get in touch with me today.

Currently there are four qualified buyers with the current bid at \$550,000.

This exceptionally presented, spacious 3 bedroom, 2 bathroom, duplex-rear family home will evoke thoughts of a stately manor as you enter through the electric security gate and proceed down the charming hedge lined driveway.

The hallway entrance of the home gives access to the beautiful theatre room, complete with timber flooring, remote controlled ceiling fan and recessed ceiling; Master bedroom fully equipped with walk in wardrobe, split-system air-conditioning and full en suite with floor to ceiling tiling; and the sizeable study situated away from the main living areas of the home to ensure full productivity.

Through the double French doors is the hub of the home, the living and dining areas feature quality tiling, split-system air-conditioning and 32 course height ceilings; the kitchen is a chef's playground with the 900mm Emilia 5 burner commercial cooker, LG dishwasher and ample cupboard space.

The home's Southern wing consists of two minor bedrooms, both boasting mirrored built in wardrobes and split-system air-conditioning; main bathroom with separate W/C; and full laundry with walk-in linen closet. The shade-sail

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16586
<b>Land Area</b>	462 m2
<b>Floor Area</b>	205 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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covered private courtyard is perfect for entertaining friends and family in a peaceful setting.

The home is completed with quality sand-finish render, Colorbond steel roof, alarm system, Crimsafe security doors and a fresh paint job throughout. Additionally, 16 solar panels will keep those power bills nice and low.

The property's idyllic, secure and private location is sure to impress, being within close proximity of some of Perth's main arterial roads while not compromising on tranquillity.

To be sold by Openn negotiation at 7:00pm on the 30th January 2020 (Openn negotiation is an auction that is conducted online and allows flexible terms for qualified buyers) but can sell at any time before that, so get in touch with the selling agent to book your viewing today!

Floorplans are available on request.

#### Key Features;

- 462m2 Block
- 205m2 Build area
- 161m2 of internal floor area
- 2006 Build year
- Master bed with walk-in robes, en suite and A/C
- Second beds with mirrored built-in robes and A/C
- Theatre room with timber flooring and recess ceiling
- Home office (or 4<sup>th</sup> bedroom/nursery if required)
- Living and dining area with 32c height ceiling and A/C
- Chef's kitchen with stainless steel appliances
- Main bathroom with separate W/C
- Full laundry and walk-in linen closet
- Shade-sail covered out door entertaining area
- Freshly painted
- Gas hot water system
- Electric security gate
- Alarm system
- Remote controlled double lock-up garage
- 16 Solar Panels
- Crimsafe security doors

#### Location Features;

- 1.2kms to Our Lady of Lourdes School
- 1.3kms to Tuart Hill Primary School
- 2.3kms to St Kieran Catholic Primary School
- 2.3kms to St Denis Catholic Primary School
- 2.2kms to Servite College

- 2.4kms to Dianella Secondary College
- 3.2kms to Banksia Montessori School
- 1.5kms to The Western Australian Golf Club
- 1.4kms to Robinson Reserve
- 1.8kms to Main Street shopping precinct
- 2.5kms to Dog Swamp Shopping Centre

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