

Sold

## Unit 9, 12-14 Walga Court, Yokine



### Prime Location & Investment Opportunity

Located just a few kilometres from the heart of Perth, this three-bedroom, one-bathroom villa is an incredible investment opportunity. Immaculately presented and currently tenanted, this solid villa will easily rent out again. Or simply move in and enjoy this central location.

Occupying 97sqm and built in 1981, you'll love the spacious living room with soaring raked ceilings and the exposed brick feature wall. The master bedroom flows out to the fully enclosed garden featuring a paved patio ideal for entertaining, especially on those upcoming balmy evenings.

Recently repainted internally and with vinyl plank flooring in the bedrooms, this is ready to move into. The kitchen and bathroom are a good size, plus there's room to add some value or your own personal touches. In this prime location, you really can't go wrong.

From Yokine, you're just moments from Edith Cowan University, several private and public schools and Mt Lawley's bustling café and shopping strip. Between the nearby Flinders Square Shopping Centre and Dog Swamp Shopping Centre, you have several supermarkets, a range of specialty shops and many dining and takeaway options.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26895
<b>Floor Area</b>	97 m2

### Agent Details

Ken Yan - 0488 886 698

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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When you're not enjoying your private garden, you have plenty of outdoor options to explore including Dog Swamp Reserve, Yokine Reserve, Terry Tyzack Aquatic Centre, Mt Lawley Golf Club and several nearby parks.

Situated in a quiet complex in a cul de sac, this spacious brick and tile villa will be snapped up quickly in this prime location. Please don't hesitate to contact Ken Yan on 0488 886 698 today.

#### Property features:

- Three bedrooms (with built-in robes), one bathroom
- Spacious living room with soaring raked ceilings and exposed brick
- Generous master bedroom opens out to the garden
- Fully enclosed garden with a shed and a paved patio perfect for entertaining
- Raked ceilings in the master and one other bedroom
- Good sized kitchen with loads of storage and a gas cooktop
- Functional bathroom
- Split system air-conditioning in the living room
- Ceiling fans in the living room and master bedroom
- Easy care tiles in the living areas
- Vinyl plank flooring in the bedrooms
- Freshly painted
- Separate laundry with external access
- Single carport
- Security screens
- 1981 brick and tile construction
- 97sqm
- Situated in a quiet complex in a cul de sac

#### Location highlights:

- 350m to Dog Swamp Reserve
- 400m to Flinders Square Shopping Centre
- 550m to Dog Swamp Shopping Centre
- 1.2km to St Denis Catholic Primary School
- 2.1km to Yokine Reserve
- 2.2km to Yokine Primary School
- 2.7km to Terry Tyzack Aquatic Centre
- 2.8km to Edith Cowan University (Mt Lawley Campus)

- 4.8km to Mt Lawley Golf Club
- 5km to Mt Lawley café and shopping strip
- 6km to Perth CBD

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*