## 2, 6 Blythe Avenue, Yokine

### Under Offer in 6 days, Above Advertised Price - Centrally-Located and Private Villa

Situated moments from popular Yokine Reserve and Breckler Park, this neatly presented three-bedroom, one-bathroom villa represents fantastic buying for first-home buyers, downsizers and investors alike. If low maintenance, convenience and location are what you've been searching for - this is the one!

Internally, the brick and tile home features three bedrooms with carpets and built-in robes, and easy-care tiling to the living, traffic and wet areas, which include a modern bathroom with a recessed bath and semi-frameless shower. The kitchen is equipped with an under-bench electric oven and gas cooktop, ample cabinetry, and a built-in pantry. There are split-system air conditioning units in the living area and two bedrooms to keep your home comfortable year-round.

Outdoors, the easy-care garden beds and low-maintenance paved courtyard await your personal touches, while the large steel pergola provides a perfect space to enjoy alfresco entertaining throughout the seasons.

With a focus on location and lifestyle, this private, move-in-ready villa is superbly located minutes from Dog Swamp Shopping Centre, Mount Lawley, Leederville, Perth CBD, and ECU. Local schools include Yokine Primary School, Mount Lawley Secondary College, Servite College and St Kieran's Primary School. Catch the bus metres from your doorstep or stroll around the

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| **Price** | SOLD for $447,000 |
| **Property Type** | Residential |
| **Property ID** | 29090 |

#### Agent Details

Rick Milankov - 0402 676 050

#### Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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corner to Flinders Street - there's just so much to love about this central area!

Secure your first home or your next investment today - contact Rick Milankov to register your interest on 0402 676 050 or email rick@xceedre.com.au.

Property features include:
Three bedrooms, one bathroom villa
Small, private group of 4
Single lock-up garage with tandem parking behind
Brick and tile construction, easy-care 164sqm block
Modern kitchen and bathroom
Security screens to windows and front door
Built-in robes and carpet in all bedrooms
Venetian blinds throughout
Paved alfresco courtyard with steel pergola
Low-maintenance garden beds
External store room
Gas storage hot water system
Reverse cycle air conditioning in two bedrooms

Location (approx. distances):
520m Breckler Park
1.2km Yokine Reserve and Play Space
770m Yokine Primary School
1.6km Servite College
1.8km St Kieran's Catholic Primary School
3.3km Mount Lawley Senior Highschool
2.9km ECU Mount Lawley
4.2km Mount Lawley cafe strip
5.5km Perth CBD
4.5km Westfield Morley Galleria

*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.*