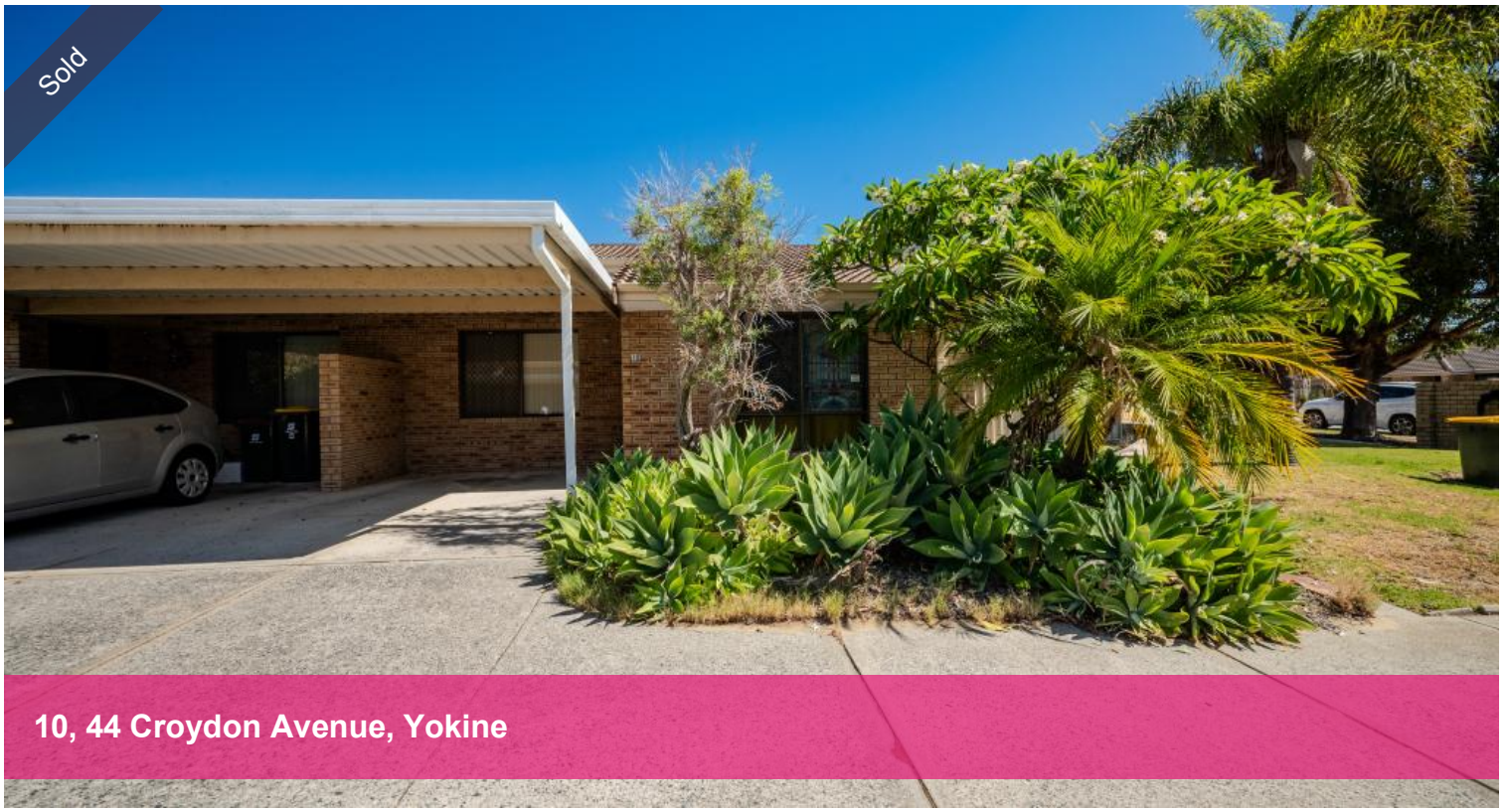


10, 44 Croydon Avenue, Yokine







Hen's Teeth!

Properties like this are truly rare!

Set within an extremely well maintained small development, this two bedroom end villa offers exceptional space and privacy, highlighted by a huge courtyard plus a second covered alfresco area, a combination seldom found.

The entry hall opens to a formal lounge, flowing through to a separate dining area and renovated kitchen, creating a comfortable and functional layout ideal for both living and entertaining.

Property Features Include:

* Two bedrooms
* Bathroom
* Renovated kitchen
* Separate formal lounge
* Reverse cycle air conditioning
* Built in robes to the master bedroom
* Expansive courtyard plus covered alfresco
* Car parking conveniently located at your front door
* Currently leased at $520 per week until August 2026,

Location Highlights:

2 1 1

Price	SOLD for $707,500
Property Type	Residential
Property ID	32695

Agent Details

Max Comben - 0419 955 665

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

Perfectly positioned in sought after Yokine, the property is:

* Approximately 6km to Perth CBD
* Approximately 10km to the coast
* Approximately 7km to Tonkin Highway, providing direct access to the airport
* Just metres from a Flinders Street bus stop, offering an easy commute to the city and the option to leave the car at home

Outgoings (approx.):

Council rates: $1,664.63 p/a
Water rates: $943.79 p/a
Strata levies: $800.00 p/q

Seeking offers in the high $600,000s.

For further information or to arrange a viewing, contact Max Comben on 0419 955 665 or email max@xceedre.com.au

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