



Leased



226c Swan, Yokine

## Prime Location, Easy Living

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Well-located two-bedroom home just off Flinders Street, close to the city, shops, and public transport.

Featuring a modern kitchen with ample storage, tiled living area with split-system air conditioning, and two spacious bedrooms with built-in robes. Combined bathroom and laundry with a separate toilet for added convenience.

Enjoy a secure, low-maintenance rear garden with storage shed, plus a single garage. Conveniently located opposite IGA and on a direct bus route to the city.

Freshly updated with:

Freshly painted  
Brand new carpets  
Brand new roller blinds

Perfect for comfortable, low-maintenance living in a highly convenient location.

- **\*\*Please note the lessor makes no representations about the**

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### FOR RENT

Please Call

### AGENTS

Amanda Ball  
amanda.ball@ljhpxp.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700



availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

- **\*\*TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S\*\***
- **\*\*BEWARE OF SCAMS ONLY ARRANGE PROPERTY VIEWINGS THROUGH US, NOT DIRECTLY WITH ANYONE CLAIMING TO BE THE OWNER.**
- **\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.\*\*** Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There. **\*\***
- **\*\*ARE YOU A LANDLORD?** If you are looking for property management services, we would love to hear from you. Contact our office at 9325 0700 or [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au) for a no-obligation and confidential conversation.

## MORE DETAILS

Property ID                    3VHKFGJ  
Property Type                Villa

### Amanda Ball

Leasing Manager | [amanda.ball@ljhpxp.com.au](mailto:amanda.ball@ljhpxp.com.au)

### LJ Hooker City Residential (08) 9325 0700

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