

## Yokine, 27A Flinders Street

PRIME LOCATION!

Proudly Presented by Edward Lim.

Step into a world of comfort and style at 27A Flinders Street! This delightful home features three cosy bedrooms, two sleek bathrooms, and not one, but two fabulous living spaces. Whether you're starting fresh or downsizing, this is the ultimate cosy nest you've been dreaming of.

Imagine gliding across pristine floors, guiding you through a layout crafted to be your personal sanctuary. The open and inviting spaces are designed for both relaxation and entertainment, making every corner of this home feel like a warm embrace.

Calling all food lovers! Get ready to unleash your inner chef in the kitchen of your dreams. This spacious culinary playground is equipped with all the latest gadgets, just waiting for your culinary masterpieces. Hosting friends and family? You'll be the star in the roomy

3 2 2

### For Sale

**\*\*30 OFFERS RECEIVED!**

### View

[ljhooker.com.au/5ENXFFB](https://ljhooker.com.au/5ENXFFB)

### Contact

**Edward Lim**

0408 929 655

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**Disclaimer:** 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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dining area, perfect for memorable gatherings.

Escape to the master suite, where peace and luxury meet. With a private ensuite and a built-in robe, it's your personal hideaway. Bedrooms two and three are also spacious retreats, offering plenty of room for relaxation and comfort.

But wait, there's more! A second living area at the front of the house provides a serene escape with views of your low-maintenance outdoor sanctuary. It's the perfect spot to unwind with a good book or simply enjoy the tranquillity.

Crafted with love from double brick in 2000, 27A Flinders Street has been a cherished sanctuary, ready to be the backdrop for all your future adventures.

The location is a dream come true! You're conveniently close to Flinders Square Shopping Centre, the Western Australian Golf Club, and Reader Reserve. With extensive public transport options and easy access to the Perth CBD, commuting is a breeze. Enjoy the perfect balance of suburban tranquillity and urban accessibility in this charming home.

#### The Property & What We Love?!

- \* Exceptionally Located
- \* What a Lifestyle?!
- \* Built Year: 2000
- \* Block Size: 239sqm, Build Up: App. 113sqm
- \* Standalone property
- \* Double lock up garage, great storage
- \* Quality fittings and fixtures throughout
- \* NBN Ready (FTTP)
- \* Estimated rental return \$760 -\$780/week | Good right?!

#### Outgoings:

- \* Council Rates: \$1,659.17 (FY 2023 - 2024)
- \* Water Rates: \$1,222.26 (FY 2022 - 2023)
- \* Strata Levies: NO SUCH THING!

This is your chance to unlock the door to your dream lifestyle. Don't let this opportunity slip through your fingers! Schedule your peek inside today. Reach out to listing agent Edward Lim at 0408 929 655 to get all the juicy details or to snag a viewing.

Experience the excitement, the charm, and the endless possibilities at 27A Flinders Street, your perfect home awaits!

**\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\***



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## More About this Property

Property ID	5ENXFFB
Property Type	House
House Size	113 m <sup>2</sup>
Land Area	239 m <sup>2</sup>
Including	Toilets (2)

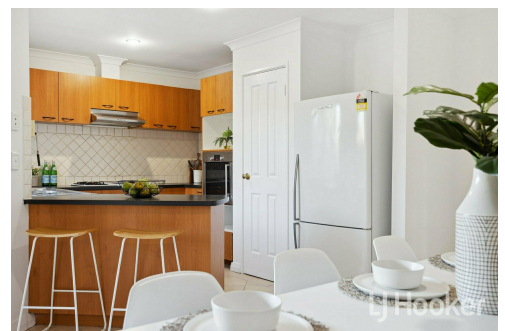
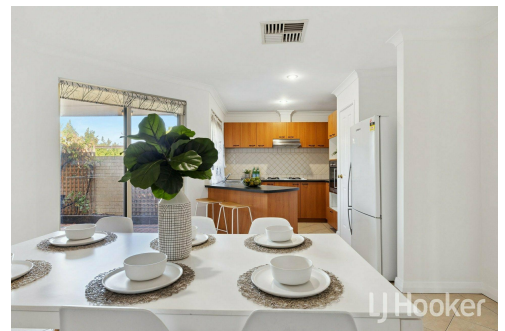
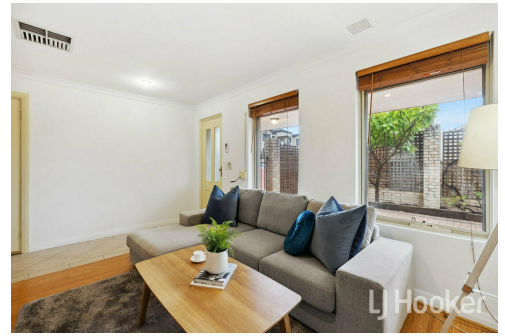
**Edward Lim 0408 929 655**

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## 27A Flinders Street, Yokine

Residence 112m<sup>2</sup> | Verandah 9m<sup>2</sup> | Garage 31m<sup>2</sup>  
**Total Area 152m<sup>2</sup> | Total Lot Size 239m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.  
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