



Yokine, 72 Moulden Avenue

Large Family Home, Outstanding Location!

4 3 2

For Sale

Price Guide \$1,500,000

View

ljhooker.com.au/3RAWFGJ

Contact

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It is a pleasure to present this perfectly positioned home located right in the heart of Yokine. You will be within range of the first green at the exclusive WA Golf Club! This highly sought after suburb features great restaurants, popular café's, convenient shopping options, and is just 6kms from the CBD. People love living here for its great amenity, friendly neighbourhood, tree lined streets, range of beautiful homes old & new, and especially the well-maintained parks and reserves which are dotted throughout the suburb.

Large modern family homes on their own block of land (not strata title) are hard to come by and this is an absolute beauty! From the welcoming entry with grand staircase, high ceilings, quality hard wood flooring, and multiple living zones this is functional layout will appeal to those who love open spaces, as well as their own private quiet zones.

Features of this property include, but are not limited to...



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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GROUND FLOOR:

- Beautiful solid timber flooring
- Large guest room with private ensuite and built-in robe
- Central kitchen with ample cupboard, bench space, and walk-in pantry
- Separate dining with enough space for big family meals and celebrations
- Open plan kitchen, dining, and main family room
- Separate 25sqm theatre room designed for the ultimate cinema experience
- Under stair storage
- Double lock-up garage
- Private alfresco area, perfect for entertaining friends and family
- Good sized laundry with additional storage
- Stunning feature staircase with large window for natural light

UPSTAIRS:

- Suspended mezzanine walkway through to the master bedroom
- Huge master bedroom with resort style ensuite, his/hers separate walk-in robes, and private balcony
- Large central sitting room which can be used as a home office, lounge, or games area
- Bedrooms 3 and 4 which both feature built-in robes and access to second larger balcony with views through to the city
- Bathroom with bath and powder room

ADDITIONAL FEATURES AND INFORMATION:

- Approximately 388sqm of living space on a 379sqm corner green title parcel of land
- Reverse cycle ducted airconditioning
- Reticulation off mains
- Porch to front entry
- High ceilings throughout

The home has it all! Location, size, quality, and vacant possession on settlement! Call now for more information or to schedule your appointment to view!

More About this Property

Property ID	3RAWFGJ
Property Type	House

Clint White 0422 960 305

Sales Executive | clint.white@ljhooker.com.au

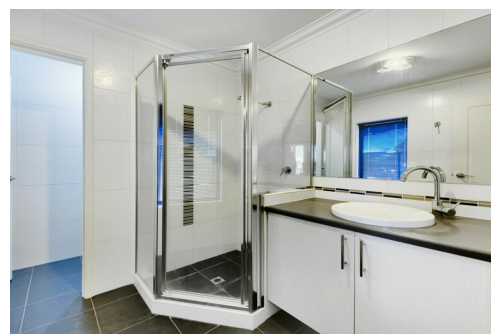
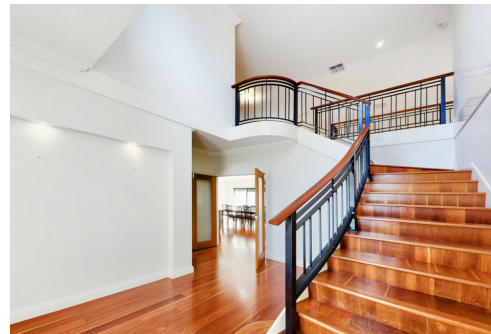
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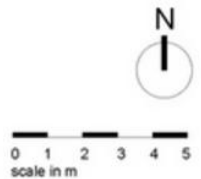
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Ground Floor Plan



First Floor Plan



Not to scale

All measurements are approximate

Drawn for presentation purposes only

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