



Yokine, 8B Hindmarsh

Low-Maintenance Living in a Prime Location

This beautifully presented 3-bedroom, 2-bathroom villa is perfectly positioned just a short distance from the lush fairways of The Western Australian Golf Course. Nestled in a secure block of three, this middle villa offers peace, privacy, and a low-maintenance lifestyle.

As you step into the property, you're welcomed by a generous open-plan living area that seamlessly flows into the modern kitchen. Equipped with a gas stovetop, dishwasher, and ample bench space, the kitchen is perfect for everyday cooking and effortless entertaining.

The living areas extend to the backyard, creating a serene and inviting atmosphere. Outside, the undercover patio provides the ideal space for relaxing or hosting guests, surrounded by easy-care gardens that ensure minimal upkeep.

The home features three spacious, carpeted bedrooms with built-in wardrobes, two well-

3 2 2

For Sale
SOLD

View
ljhooker.com.au/JFDHRD

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appointed bathrooms (including one with a bathtub), and a well-presented laundry with ample cupboard space. A combination of reverse cycle and ducted evaporative air conditioning ensures year-round comfort, while the double garage offers secure parking and additional storage.

Prime Location Features:

- A stone's throw from the prestigious Western Australian Golf Course
- Proximity to highly regarded schools, including Yokine Primary School, Carmel School, and Sutherland Dianella Primary School
- Convenient access to Little Angel Family Day Care, catering to young families
- Local shops and cafes all within a short drive

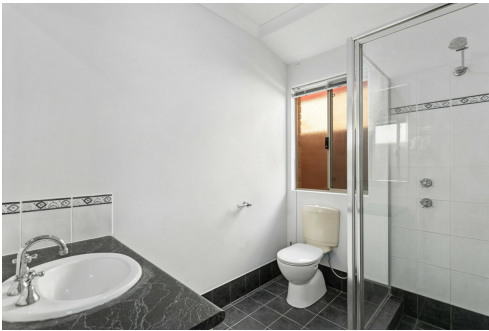
This villa is the epitome of a lock-and-leave lifestyle, making it an ideal choice for discerning downsizers, professional couples, or small families seeking an exceptional home in a coveted location.

More About this Property

Property ID	JFDHRD
Property Type	Villa
House Size	147 m2
Land Area	305 m2
Including	Ensuite

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