



5/12 Golf View Street, Yokine

## TWO BEDROOM VILLA, PEACEFUL LOCATION!

HOME OPEN THIS SATURDAY, JUNE 27TH 10:00am - 10:30am

Wonderful opportunity to secure a two-bedroom villa within a small strata complex, located at the end of a quiet cul-de-sac. You will enjoy the many benefits of living in this highly sought after suburb, with many parks and reserves, great café's, and easy access to the city which is just 6kms away.

This is a fantastic single level villa, perfect for first home buyers, city-based professionals, downsizers, and investors. The property has undergone a recent refresh but has further scope to add value and prosper!

### Features include

- Spacious open plan living
- Large master bedroom and good sized second bedroom
- Private courtyard with new boundary fencing and side gate
- Recently renovated bathroom with wide access and hobless shower
- Separate laundry with direct access to courtyard
- Separate w/c with new toilet

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### FOR SALE

Offers from \$680,000

### VIEW

Sat 27th Jun @ 10:00AM - 10:30AM

### AGENTS

Clint White  
0422 960 305  
clint.white@ljhooker.com.au

Paul Hickey  
0402 449 120  
paul.hickey@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.

 **LJ Hooker**

- New flooring and freshly painted throughout
- Modern downlights
- Recently installed reverse cycle split system airconditioning
- Building size 65sqm

Strata Admin \$561p.q. Reserve \$210p.q.  
 Council Rates approx. \$1665p.a.  
 Water Rates approx. \$936p.a.

This property is ready to go, with vacant possession on settlement.  
 Great buying in a great location, don't miss out!

## MORE DETAILS

Property ID	3VP1FGJ
Property Type	Villa
Including	Toilets (1)

### Clint White 0422 960 305

Sales Executive | [clint.white@ljhooker.com.au](mailto:clint.white@ljhooker.com.au)

### Paul Hickey 0402 449 120

Sales Executive | [paul.hickey@ljhooker.com.au](mailto:paul.hickey@ljhooker.com.au)

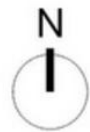
### LJ Hooker City Residential (08) 9325 0700

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0 1 2 3 4 5  
scale in m



Not to scale

All measurements are approximate

Drawn for presentation purposes only

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