



## Yokine, 5/86 Woodrow Avenue

JUST LISTED!

This outstanding home is a part of a small single level strata complex. There are 8 lots in total with two driveways servicing just four lots each. The location is outstanding with easy access to both Breckler Park and Yokine Reserve, and a short walk to the newly renovated Terry Tyzack Aquatic Centre. Yokine boasts numerous cafes, restaurants, all of the major supermarkets, and a championship quality golf course. There is access to public transport direct into the city, which is just 6kms away. It's a great place to live!

The property is a double brick and tile single level villa with 66sqm of living space, plus storage, plus two (yes two!) exclusive use courtyards and an exclusive use carport at the door. Features also include:

- Two good sized bedrooms
- Well appointed kitchen and dining, with ample cupboard and bench space
- Front lounge area with reverse cycle airconditioning
- Separate laundry and separate bathroom



**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.



**For Sale**  
Offers from \$499,000

**View**  
[ljhooker.com.au/3S9BFGJ](http://ljhooker.com.au/3S9BFGJ)

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**(08) 9325 0700**

- Paved front courtyard
- Paved rear courtyard
- Covered carport at the front door
- Additional visitor parking

**Rates & Dimensions:**

- Council Rates \$1,592.35 pa
- Water Rates \$1,025.85 pa
- Strata Admin \$612.50 p/qtr
- Strata Reserve \$62.50 p/qtr
- Total Strata Area 69 sqm

This home is currently rented to a good tenant on a periodic lease. The tenant is happy to stay on, or notice to vacate can be issued if the buyer requires vacant possession on settlement.

This is great buying in a great location. Don't miss out!

Viewings are limited, please attend the scheduled home opens.

## More About this Property

<b>Property ID</b>	3S9BFGJ
<b>Property Type</b>	Villa
<b>Including</b>	Toilets (1)

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