



8/210 Swan Street, Yokine

## THREE BEDROOM VILLA!

Viewings are limited!  
HOME OPEN THIS SATURDAY, JUNE 6th! 10:00am - 10:30am

Most affordable three bedroom home in Yokine!

Fantastic opportunity to secure a three-bedroom end villa in this highly sought after suburb. Enjoy all Yokine has to offer, with numerous parks and reserves, great coffee locations, restaurants, and all the major supermarkets. You will have easy access to the city which is just 6kms away and will be surrounded by quality streets and well presented homes.

This property forms part of a small well-maintained strata complex. It is the end ground floor villa with no residence above.

Key features include:

- Well maintained ground floor villa
- Three bedrooms
- Modernised kitchen with ample bench and cupboard space
- Open plan living, dining, kitchen
- Split system airconditioning
- Single covered car bay
- Build size 72sqm

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### FOR SALE

Offers in high \$600,000's

### VIEW

Sat 6th 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.

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- Plus, a 1/12 share of approx. 2587sqm of prime land!

- Strata Admin \$755.56pq Reserve \$466.67pq
- Council Rates Approx. \$1653p.a.
- Water Rates Approx. \$900p.a.

This property is currently leased to great tenants, through to January 22nd 2027. Enjoy rental returns with the option to continue leasing, or move in at the end of the lease.

As a courtesy to the tenants, viewings will be limited so please attend scheduled home open.

## MORE DETAILS

Property ID 3VKVFGJ  
Property Type Villa  
House Size 72 m2

### Clint White 0422 960 305

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

### Paul Hickey 0402 449 120

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

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