

9/11 Fletcher Street, Yokine, WA, 6060



Apartment For Sale

Friday, 15 November 2024

9/11 Fletcher Street, Yokine, WA, 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Russell Fellows

START ME UP.

Looking for your 1st home, wanting to get out of the rental trap or maybe just a great investment ??

Then this 2 bedroom villa is going to be ideal !!

Centrally located in small group of only 10.. Fletcher Street is not a main road..

This one has just been freshly painted throughout, new carpets in lounge and bedrooms..

Featuring Separate Lounge with high Raked Ceilings, Reverse Cycle Air Conditioner.. slate floor leading down the passage to kitchen and Separate Dining area..

Easy access to private outdoor retreat, patio, fully fenced for pets and little ones access down the side of the villa from front to rear courtyard..

All bedrooms have new carpets, Main with built in robe..

Well security with security door and grills on windows.. Undercover carport at your door..

Prime location only approx 8km's to Perth CBD, public transport close by.. variety of shops to choose from, schools and amenities not far way..

This is ready to Move Into or Rent Out

Put this on YOUR MUST SEE LIST today

INTERNAL FEATURES

MASTER BEDROOM - Spacious room New carpet, Built in robes, curtains and vertical blinds, nice outlook to rear courtyard

BEDROOM 2 New carpet, curtains, security grill on window

BATHROOM Bath /Shower, vanity, skylight

KITCHEN Open plan with dining room, chef electric oven, good size bench top

LOUNGE New carpet, high raked ceilings, ceiling fan, curtains and vertical blinds, security grill on window, reverse cycle air conditioner (Fujitsu), T V & Foxtel points

DINING Easy access to kitchen, slate flooring, sliding door access to rear courtyard / outdoor entertaining, vertical blinds

LAUNDRY - Tiled Floor, plenty of room to instal cupboards & bench top

SEPARATE TOILET

GOOD SECURITY security door at front door, some rooms with grills on windows

WHAT'S OUTSIDE;

- Very private courtyard

- Fully fenced
- Patio (room for a larger patio)
- Landscaped gardens
- Undercover carport at your door
- Side access from front to rear courtyard with gate
- Rheem storage electric hot water system (50 Litres)

WHAT'S CLOSE BY

- Approx 8km's to Perth CBD on Freeway
- Very central location , close to main arterial routes
- Short journey to the beach
- Easy access to Main Street Café Strip
- Dog Swamp Shopping Centre 5 minute drive
- 24 hour gym, library, hotel, variety of shops, cafes & restaurants
- Parks, ovals, bowling club, Golf Course
- Buses minutes away

Schools close by : Yokine Primary School, Tuart Hill Primary School, Servite College, Balcatta Senior High School

Council: Approx \$ 1593 pa 24/25 year
Water Rates : Approx \$ 1100 pa 24/25 year
Strata Levy \$ 450 per quarter
Expected Rental Return : Approx \$ 500 pw

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Call RUSSELL FELLOWS for more details and to arrange a viewing of this property today
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