

106A Moulden Avenue, Yokine, WA 6060



House For Sale

Thursday, 9 January 2025

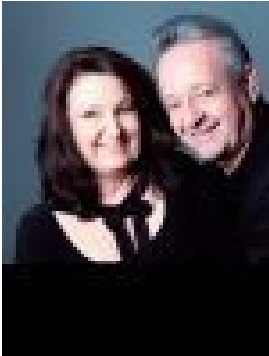
106A Moulden Avenue, Yokine, WA 6060

Bedrooms: 4

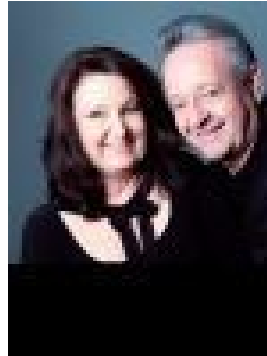
Bathrooms: 2

Parkings: 2

Type: House



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OFFERS

Redefining contemporary family living, with the potential to configure as two homes in one, this bespoke, multi-generational family home is a true rarity. Stylish, spacious and incredibly versatile, with a gorgeous 3x2 plus study main home at street level plus a self-contained apartment with independent access below, the options here are truly endless. Perfect for extended or multi-generational families, older children still living at home, visiting guests or as a lucrative investment, whether that be as an Air BnB or longer-term rental. Weekend BBQs and after work drinks with friends, lavish dinner parties, family movie nights or a round at the nearby Western Australian Golf Club - its all possible here. Poised to capture picturesque City to Darling Range Views from its sought-after, elevated position, and situated only moments from the prestigious Western Australian Golf Club, acclaimed local schools, parks, shops and public transport, HOME is right here!

THE FEATURES YOU WILL LOVE

Main Residence:

- ...the stunning character inspired façade, with large double carport, wrap around privacy wall, entertainers deck ideal for year-round BBQs and after work drinks, all offset by verdant lush gardens
- ...the beautiful character features to the original portion of the house, including high ornate feature ceilings and cornicing where featured
- ...the contemporary open plan design ensuring no body misses out on the conversation
- ...the spacious, sun-soaked lounge with French doors leading out to the stunning entertainer's deck, providing a seamless indoor/outdoor connection
- ...the adjoining kitchen and meals area ideal for your next dinner party, with picturesque City views as your backdrop
- ...the stunning all white chef's kitchen boasting sleek stone benchtops with waterfall edge, ample wrap around cabinetry and premium integrated appliances including an induction cooktop and stainless steel under bench oven, feature tile splashback, fridge recess, dishwasher recess, double inset stainless-steel sink, feature pendant plus breakfast bar for those quick bites
- ...the versatile home theatre/third living space, also poised to capture the picturesque City views
- ...the sumptuous master suite with walk-in robe and stylish ensuite, the latter tiled from floor to ceiling and boasting a stone topped, twin sink, floating timber vanity, extra-large frameless glass shower with rain head plus W/C
- ...the two additional well-proportioned bedrooms, one with built-in robe
- ...the luxurious main bathroom with indulgent freestanding bathtub, seperate shower and a stone topped, floating timber vanity
- ...the separate powder room for guests
- ...the sleek timber and glass staircase connecting both levels, up lit by a feature scalloped wall light
- ...the versatile work from home office/business space or kids activity area
- ...the well-equipped laundry with a plethora of built-in storage and bench space, sleek stone benchtops, feature tile splashback, an inset stainless-steel sink, under bench washer and dryer recess plus external access
- ...the stylish timber flooring throughout the main living areas and hallways, with quality carpet to the bedrooms for under foot comfort
- ...the ducted reverse cycle air-conditioning to the main level for temperature-controlled comfort
- ...the ample built-in storage throughout
- ...the brand-new curtains and blinds throughout
- ...the brand-new light fixtures throughout
- ...the reticulation to keep the landscaped gardens lush all year round

Independent Apartment:

- ...the large living/dining space, tiled for easy care maintenance, with gas bayonet point and main entrance door to the apartment
- ...the well-equipped kitchen with granite benchtops, a 900mm freestanding gas cooktop, stainless steel sink, fridge recess, microwave recess and on the opposite side of the room a corner shower
- ...the light filled, king sized bedroom, carpeted for comfort, with large picture window and storage cupboard
- ...the separate W/C
- ...the quaint, easy care paved rear courtyard with space for a table and chairs

THE LIFESTYLE YOU WILL LIVE

- 280m to #970 City Bound Bus Stop
- 350m to The Western Australian Golf Club
- 750m to Williams Walney Reserve
- 900m to Lot Six Zero Café Yokine
- 1.0km to Mid Century Café & Collectables
- 1.6km to Yokine Primary School
- 1.8km to Dianella Shule
- 1.9km to Flinders Square/Dog Swamp Shopping Centres
- 1.9km to Carmel School
- 3.7km to Mt Hawthorn Café Strip
- 7.1km to Perth CBD
- 9.0km to Karrinyup Shopping Centre
- 10.6km to Scarborough Beach
- 18.4km to Perth Airport

*distances above are approximate only.

To register your interest, please TEXT/SMS Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or EMAIL mark@passmore.com.au. ALL ENQUIRIES MUST INCLUDE YOUR FULL NAME, EMAIL ADDRESS & CONTACT NUMBER. ***Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon before entering into a contract of sale***