

113 Flinders Street, Yokine, WA 6060



House For Sale

Wednesday, 8 January 2025

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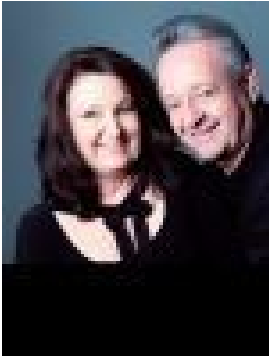
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 431 m2

Type: House



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OFFERS/AUCTION

A stylish and light filled haven, defined by bespoke finishes, sweeping City views and an unprecedented level of comfort, this completely renovated two level masterpiece is the perfect match for the whole family. Delivering a redefined experience around every alluring corner, the versatile floorplan provides privacy when required and wide-open spaces when desired. Bound to leave the resident chef salivating, the ultra-modern kitchen is the true heart of the home, whilst the seamless flowthrough to the covered alfresco and wrap around courtyard ensures year-round entertaining with family and friends will be a breeze. Generous in size, the open plan family room oozes both comfort and sophistication, whilst the adjoining dining space is the ideal platform for your next dinner party. A haven of peace and tranquillity, the king-sized master with decadent ensuite and romantic City views will certainly delight, whilst three generous bedrooms, a stylish main bathroom and laundry, and versatile work from home office space complete the accommodation. The perfect lock up and leave proposition enviably nestled within the sought after Mt Lawley SHS zone, and enjoying easy access to transport, shops, cafes, parks, the Western Australian Golf Club, Dianella Shule and Perth CBD, HOME is right here!

THE FEATURES YOU WILL LOVE

- ...its sought-after positioning within the exclusive "Mt Lawley Senior High School" catchment area
- ...the stylish wide entryway, with a recessed display alcove and 1.2m aluminium door
- ...the bright and airy colour palette throughout, with gorgeous timber look flooring offset by crisp white walls and soft sheer curtains
- ...the sweeping open plan kitchen, living and dining area, a symphony of light, space and comfort, with room for the whole family to spread out and relax
- ...the deluxe chefs kitchen, bound to leave the resident chef salivating. Featuring 60mm engineered stone benchtops with waterfall ends, stone splashbacks and premium Bosch appliances (including a 900mm oven and 5 burner gas cooktop with rangehood), dishwasher, extra-large FRANKE undermount sink with Oliveri pull out tap and fridge recess, ample soft closing wrap around cabinetry including a built-in appliances cupboard with pull out drawers, built-in strip lighting plus an extra-long breakfast bar for those quick bites.
- ...the seamless connection to the outdoors, via sliding glass doors
- ...the covered all year-round entertainers alfresco with ceiling fan and built-in gas BBQ, overlooking the private and easy-care wrap around courtyard, partially Astrourfed for kids and pets to play.
- ...the stylish family bathroom, tiled from floor to ceiling, and boasting an indulgent freestanding bath, separate shower with rain head, and floating timber look vanity
- ...the separate downstairs W/C for guests
- ...the practical, well-equipped laundry with ample bench space and built-in soft closing cabinetry, 60mm engineered stone benchtops, deep stainless-steel trough, built-in linen cupboard and direct access to the external drying courtyard
- ...the versatile upstairs home office/kids activity room, which can be closed off for privacy if desired
- ...the sumptuous king-sized master suite, with large walk-in robe, a private romantic balcony with sweeping City views, plus a decadent ensuite, the latter tiled from floor to ceiling and boasting an extra-large shower with both flexible & fixed rain heads, a floating, stone topped timber look twin sink vanity plus W/C
- ...the 3 well-proportioned minor bedrooms, two with built-in robes
- ...the evaporative air-conditioning system throughout, plus brand-new split system air-conditioners for temperature-controlled comfort
- ...the stylish downlights throughout the home
- ...the abundance of built-in storage, including an understairs walk-in storeroom
- ...the alarm system with cameras plus electric gate with intercom for added security and privacy
- ...solar panels for energy efficiency
- ...the double auto lock up garage with attached store area
- ...the additional off-street hardstand parking at the front
- ...NO strata fees & NO strata company!

• Total build area - 256sqm approx; Total land area - 431sqm approx

THE LIFESTYLE YOU WILL LIVE

- 120m to #970 City Bound Bus Stop (Flinders St before Blythe Ave)
- 350m to Reader Reserve
- 450m to Lot Six Zero Café Yokine
- 950m to The Western Australian Golf Club
- 1.1km to Yokine Primary School
- 1.4km to Flinders Square/Dog Swamp Shopping Centres
- 1.4km to Dianella Shule
- 1.6km to Mid Century Café & Collectables
- 1.6km to Servite College
- 1.9km to Carmel School
- 3.3km to Mt Hawthorn Café Strip
- 6.7km to Perth CBD
- 9.1km to Karrinyup Shopping Centre
- 10.9km to Scarborough Beach
- 18.0km to Perth Airport

*distances above are approximate only.

AUCTION ONSITE - SATURDAY 25TH JANUARY 2025 AT 11:00AM (UNLESS SOLD PRIOR)* PLEASE PARK ON EITHER CAPE STREET OR FRAPE STREET FOR HOME OPENS & AUCTION DAY *****

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***