

6/99 Moulden Avenue, Yokine, WA 6060



House For Sale

Thursday, 9 January 2025

6/99 Moulden Avenue, Yokine, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: House



Vanessa Mannion
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End Date Sale

End Date Sale - All offers to be presented by Tuesday 21st January 2024 at 5pm unless sold prior. Embrace a lifestyle of ease with this beautifully renovated 2-bedroom, 1-bathroom villa that has been thoughtfully designed for effortless living. Nestled in the heart of Perth's vibrant city fringe, this location offers the perfect balance between the serene charm of suburbia and the lively neighbouring lifestyle hubs. Tastefully upgraded with a calming, contemporary allure, this space has been transformed into a stylish retreat that exudes modern comfort and design. Crisp white walls and window coverings pair seamlessly with oak-look hybrid timber floorboards, adding natural warmth to beautifully highlight your personal style. The home also features stunning original details, including the arch entryway—a timeless design element making a striking comeback in contemporary interiors. Designed around the spacious open-plan living area, the layout has been thoughtfully crafted to create a seamless flow while maintaining distinct zones for relaxation and entertaining. Every detail has been meticulously transformed with high-quality upgrades, showcasing a timeless and sophisticated aesthetic throughout. At the heart of the home is the kitchen, featuring a striking bottle-green subway tile splashback, crisp white cabinetry, and warm timber benchtops, all complemented by upgraded appliances. The bedrooms are designed with comfort and relaxation in mind, featuring plush carpets and dual-layer sheer and blackout blinds. The master bedroom is equipped with a split-system air conditioner, ceiling fan, and full-width custom-built cabinetry—every element thoughtfully considered. Both bedrooms share access to the freshly updated bathroom, styled in a crisp white palette with elegant stone benchtops, a frameless glass shower, and refined finishes that radiate luxury. The open-air courtyard strikes the perfect balance between spaciousness and intimacy, with a mature neighbouring bottle brush tree providing tranquillity and shade. Equally suited for lively gatherings or quiet moments, it's an inviting space to host wine nights with friends or relax in the shade with your favourite book. Featuring a combination of brick paving and astroturf, it's thoughtfully designed to let you enjoy the space with minimal maintenance. This ultra-convenient location is just moments from The Western Australian Golf Club, Carmel and Yokine Primary Schools, and Yokine Reserve, while being only 7km from the CBD with reliable transport links ensuring an effortless commute. Essentials are easily accessible at Dog Swamp Shopping Centre, just 2km away, and the area boasts an array of exceptional dining and entertainment hubs of North Perth, Mount Lawley, and Mount Hawthorn—all just a short drive away. Features include:

- Low-maintenance 2-bedroom, 1-bathroom unit, built in 1981, with a comprehensive, quality renovation throughout.
- Situated within an immaculately presented boutique group of 8 units, surrounded by lush, manicured landscaping and mature palm trees.
- Stylish kitchen with a bottle-green subway tile splashback, white cabinetry, timber benchtops, black hardware, and upgraded appliances, including a 600mm Haier oven and 4-burner electric cooktop.
- Split-system air conditioning in the living room.
- Master bedroom with a ceiling fan, split-system air conditioner, and custom-built full-width storage.
- Generously sized second bedroom with a ceiling fan.
- Dual roller blinds throughout, featuring privacy sheers and blackout options.
- Renovated bathroom in a crisp white finish with black accents, including stone benchtops, an undermounted sink, a round vanity mirror, and a sleek frameless glass shower.
- Upgraded laundry with cohesive finishes, including overhead cabinetry, feature shelving, and abundant storage.
- Separate W/C, storage shed, and undercover carport.
- Large open-air courtyard with a mix of astroturf and brick paving.
- Council Rates: \$1,603.71pa
- Water Rates: \$1,035.69pa
- Strata Levies: \$654.75pqlf

If your 2025 vision includes more living and comfort, connect with Vanessa Mannion on 0493 715 553 or at vanessa.mannion@belleproperty.com to learn more about this beautiful, low-maintenance find.