



137A Swan Street YOKINE, WA

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## MODERN LIVING IN PRIME LOCALE!

Architecturally designed with an incredible floor plan, superior quality fit out and outstanding attention to detail, this modern and spacious home is guaranteed to impress!

The open plan living and dining areas seamlessly integrate indoor and outdoor living and lead to the private alfresco area. The stunning private theatre is perfect for family, friends and entertainment! Quality fittings and fixtures are found throughout this impressive residence including granite bench tops, high ceilings and downlights.

Strategically positioned in close proximity to a host of amenities including schools, shopping centres, medical centres and public transport- the location sells itself!

Features and highlights include:

- \*Spacious master suite with built in robes plus ensuite.
- \*Extra theatre room
- \*Two well-appointed bathrooms and separate to

**Price:** \$569,000-\$599,000

**Council Rates:** \$1,842.00/year (approx)

**Water Rates:** \$1,240.00/year (approx)



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