



## 126C Moulden Avenue Yokine WA

4 3 4

Welcome to this exquisite property nestled within the serene suburb of Yokine, Western Australia. As you meander down the driveway, passing through secure gates, you'll discover a meticulously presented home in a coveted enclave.

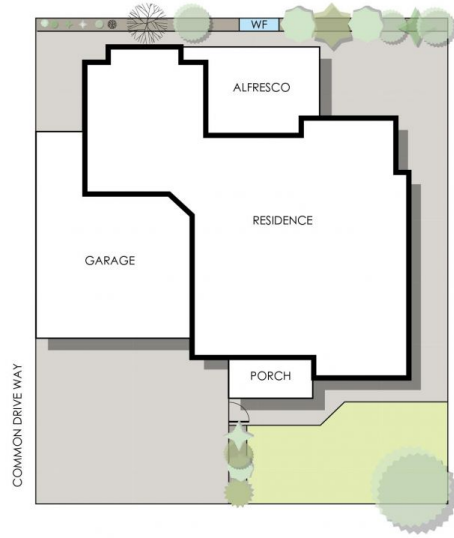
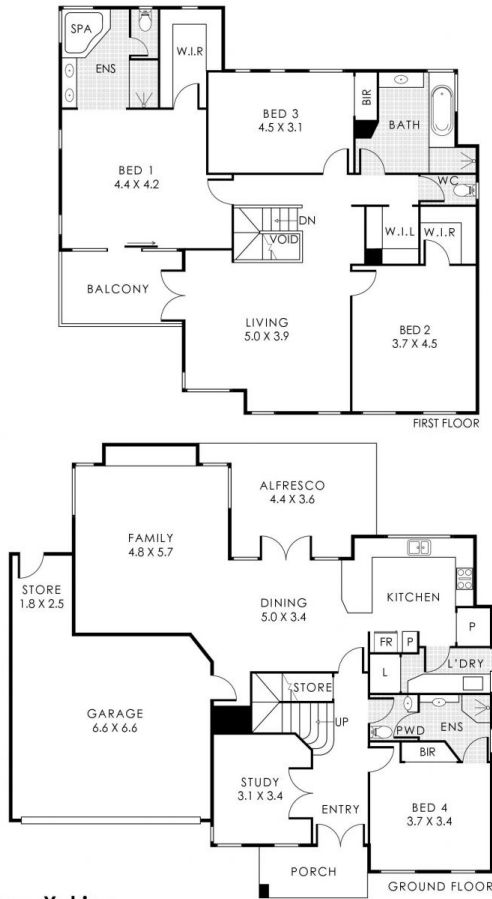
This elegant residence is part of a boutique collection of three homes, offering four bedrooms, ideal for families of any size. Upon entering, you're greeted by a luxurious lobby, featuring a private study to the left and a guest suite with a well-appointed bathroom to the right. Perfectly suited for both expected and unexpected guests, or even multi-generational living arrangements.

The heart of the home resides at the rear, providing privacy and comfort. A chef's kitchen overlooks the rear entertainment area, seamlessly connecting indoor and

**Building Size** : 305 sqm  
**Land Size** : 338 sqm  
**View** : <https://www.abelproperty.com.au/8005742>



**Brett van Son**  
08 9208 1999



**126C Moulden Avenue, Yokine**

Residence 256m<sup>2</sup> | Porch 6m<sup>2</sup> | Garage/ Store 38m<sup>2</sup> | Alfresco 15m<sup>2</sup> | Balcony 11m<sup>2</sup>

**Total Area 326m<sup>2</sup> | Total Strata Lot 479m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under leaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. [www.cliocreative.com.au](http://www.cliocreative.com.au)