

7/12 Walga Court Yokine



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WELCOME

On behalf of my sellers and myself, welcome to our home open and sale of 7/12 Walga Court Yokine.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you.



SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Wednesday 28th October 2026

For further information speak with Darcy or text “your full name 7/12 Walga Court” to 0431 009 495

YOKINE

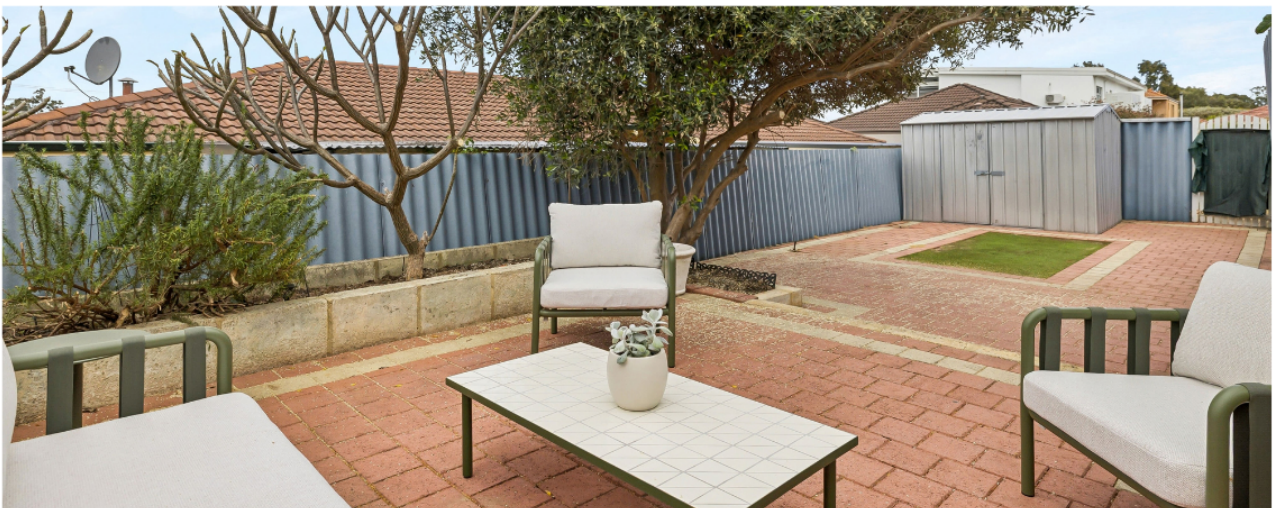
Positioned just 7km from Perth CBD, Yokine offers the kind of lifestyle that makes everyday living easy. With a relaxed suburban feel, plenty of green open space and an abundance of local amenities, it's a suburb where convenience and lifestyle come together.

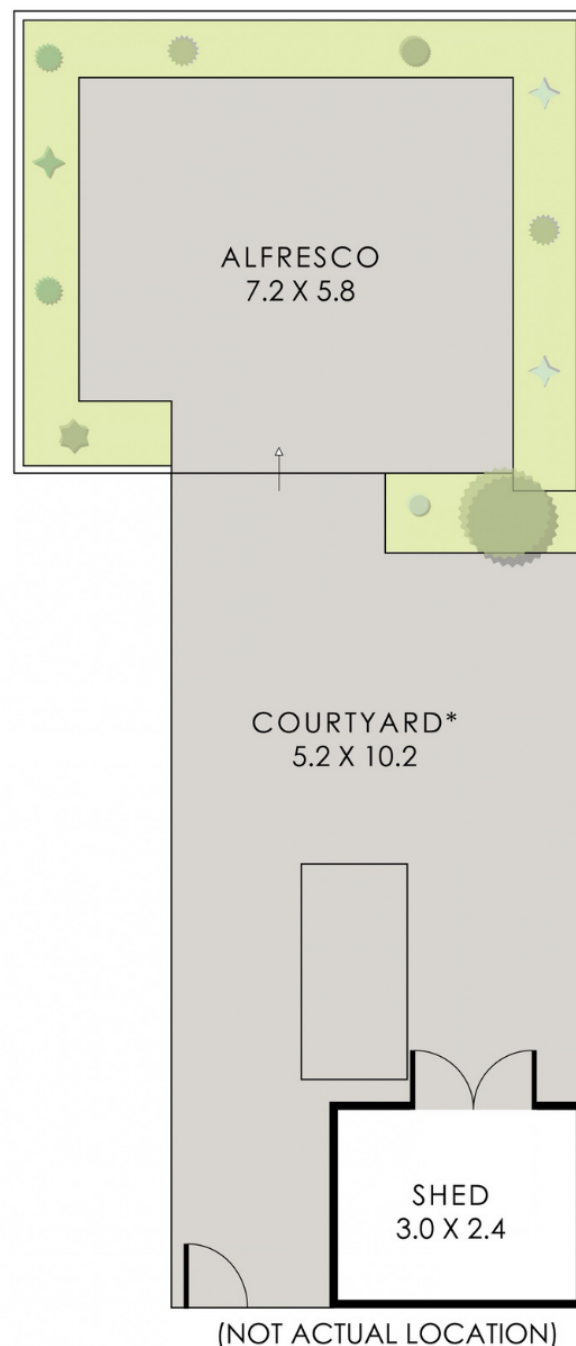
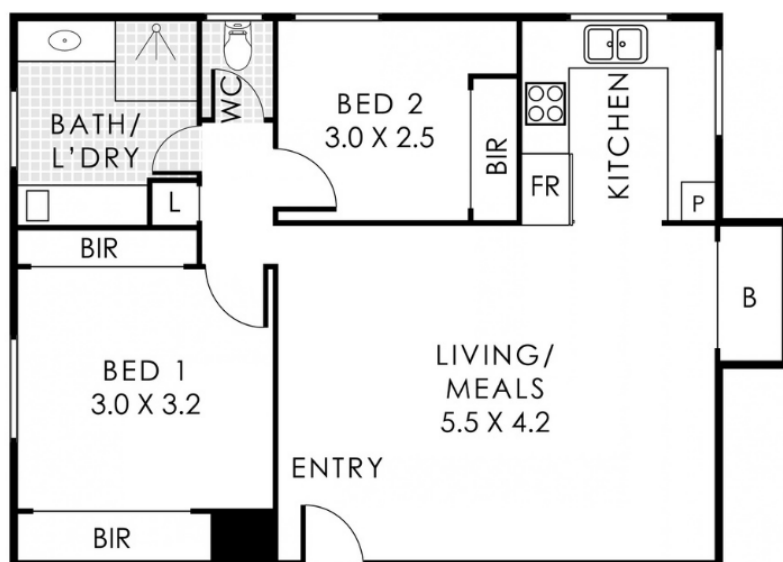
At the heart of the community is Yokine Regional Open Space, providing plenty of room for weekend walks, exercise, sport and family time, while the Western Australian Golf Club adds another dimension to the suburb's leafy character.

For your everyday essentials, Dog Swamp Shopping Centre and Flinders Square are right on your doorstep, while a growing selection of cafés and local favourites make it easy to grab a coffee or catch up with friends without heading far from home.

And when you're ready to venture further afield, Yokine's central location puts the café strips, restaurants and nightlife of Mount Lawley, North Perth and Leederville within easy reach, while Perth CBD is only a short drive away.

Connected, convenient and surrounded by the best of Perth's inner north — Yokine is a suburb that makes it easy to enjoy more of everyday life.





7/12 Walga Court, Yokine

Residence 60m² | Shed 7m² | Courtyard* 46m² | Alfresco 42m²

Total Area 155m²



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 on an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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WHAT WE LOVE

Positioned on the first floor of a quiet complex, this spacious two-bedroom unit offers more room than you might expect, with plenty of natural light, generous storage and a practical layout that feels comfortable from the moment you walk in.

Adding to the appeal is a great-sized exclusive-use courtyard, giving you your own outdoor space to entertain, enjoy a morning coffee or create a little garden retreat. It's a welcome bonus for apartment-style living and gives you even more room to make your own.

Inside, the living areas are bright and inviting, both bedrooms are well-sized and there's plenty of storage to keep everyday life organised. Whether you're buying your first home, downsizing or looking for a low-maintenance investment, it's an easy property to settle into.

Then there's the location. Yokine keeps you close to local cafés, parks, shops and everyday conveniences, with Yokine Regional Open Space nearby and Mount Lawley, North Perth and the city all within easy reach.

Plenty of space inside, your own slice of outdoors and a location that keeps you connected to all the good stuff.

WHAT TO KNOW

- 67m2 Total strata area
- 67m2 Build area
- Year of build 1981
- Council Rates: Approx. \$TBA
- Water Rates: Approx. \$1,039.41 p/a
- Strata Fees: Approx. \$743.21 p/q
- Exclusive use car bay
- Large exclusive use courtyard
- 2 bedrooms
- Bathroom/Laundry
- Balcony
- Spacious kitchen
- Open plan living & dining
- Vaulted ceilings
- Hybrid flooring
- Plantation shutters to both bedrooms
- Split system a/c to living and master bedroom



Strata Snapshot



Buyer Information Summary

Scheme Address: 12 Walga Court Yokine

Lot and Strata Plan Number: 1598/661

Lot Unit Entitlement: 1

Total Lots in the property: 14

Strata Manager: Oakfield **P:** (08) 6355 5225 **E:** admin@oakfield.com.au

Total Quarterly Strata Levies: \$743.21

Special Levies: Nil

Strata Funds Balance: Admin Fund: \$40,453.61 | **Reserve Fund:** \$13,065.87

Insurance: Hutch Residential Strata Insurance

Period of Insurance: 01/04/2026 to 31/03/2027 at 4:00pm

Pets Allowed: Allowed with approval

Short-Term Letting: Not Permitted

Renovation Rules: Allowed with approval

Recent AGM Meeting Minutes: Tuesday 28th October 2025 - Available

*Note - Next AGM is due end of October updated Notice will be made available once confirmed.

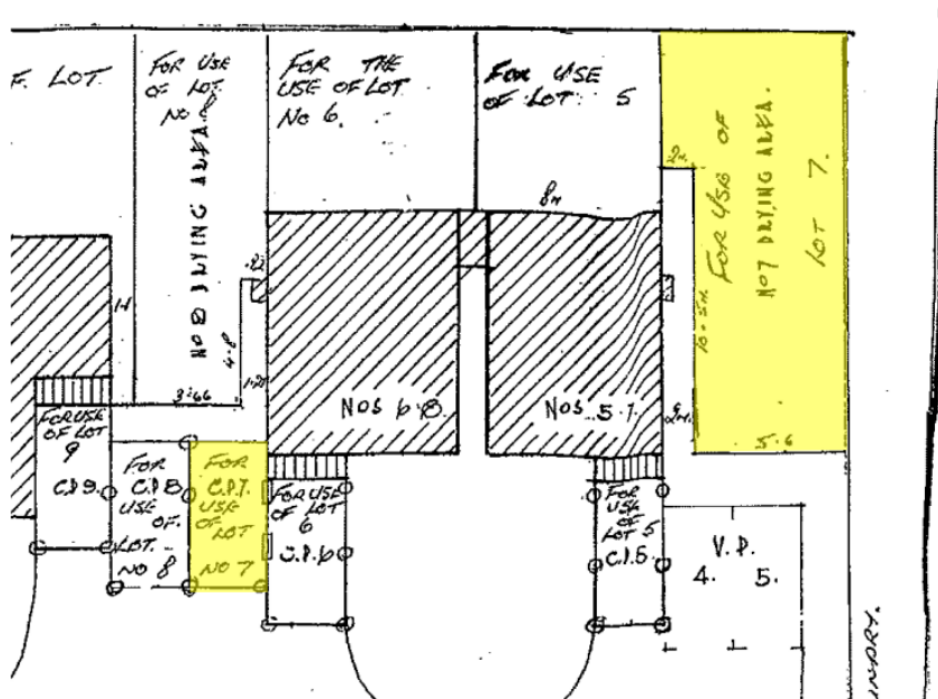
Maintenance Plan: Available

Building Issues: Nil

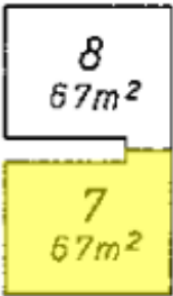
Legal Disputes: Nil

Strata Plan Excerpts

Ground Floor - Exclusive Use



First Floor



PURCHASING

PROCESS



STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



STEP THREE

When you have entered your initial offers details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.



STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Seller for them to make their decision.

Recent Sales

	Address	Bed	Bath	Car	Total Size	Date	Price
1	9/23 Fletcher Street	2	1	1	72m2	01/08/26	\$650,000
2	1/10 Wattle Street Tuart Hill	2	1	1	75m2	18/08/26	\$690,000
3	7/104 Flinders Street	2	1	1	71m2	20/08/26	\$669,000
4	3/12 Walga Court	2	1	1	73m2	20/08/26	\$659,000
5	2/37 Shakespeare Avenue	2	1	1	82m2	03/08/26	\$680,000
6	14/12 Walga Court	2	1	1	67m2	22/04/26	\$746,250



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