

**1/31 Park Street, Como, WA 6152**



**Villa For Sale**

Wednesday, 27 December 2023

1/31 Park Street, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Villa**



Zac Addenbrooke  
0892596999

**From \$519,000**

**ACCOMMODATIONS** Sitting pretty on Park Street! Whether you're looking to invest, to downsize, or to purchase your first home in Como, this villa is your ticket to paradise. First of all; the location. You are positioned in the heart of Como, with easy access to the Preston Street hub that is home to an array of local eateries, shops and coffee spots. And not just that, Como is brilliantly located so you can get to a multitude of other great hubs in the blink of an eye, including Manning, Applecross, South Perth, and Perth City. All the benefits of this central suburb are yours for the taking. As for the home, this villa is classic Como - offering neutral stylings, light and bright living, and lock and leave lifestyle. Inside you are well appointed with two great-sized bedrooms, both with BIRs, an open plan dining and living area with split system air conditioning, and a separate kitchen with plenty of bench and storage space. This home has been styled with neutral tones throughout, offering the perfect blank canvas for you to make your own. Most impressive is the beautifully renovated bathroom, with a double vanity and heaps of cupboard space, a lovely paved courtyard to the rear including a storeroom, and an enclosed garage space with room to tandem park a second vehicle. All finished off with convenient, low-maintenance garden beds, so you can spend the bulk of your time out and about in Como.

**FEATURES & BENEFITS**

- No strata fees or shared walls
- Currently rented for \$460.00 per week
- Light and bright open-plan dining and living area with split system air conditioning
- Two great-sized bedrooms both with built-in robes and a split system A/C to the main bedroom
- Good-sized kitchen with heaps of storage space
- Beautifully renovated bathroom with double vanity
- Lovely paved courtyard to the rear, with easy-care garden beds
- 1 x garage space plus space to tandem park a second car
- NBN available
- Gas hot water system
- Storeroom
- Street-facing villa in a small complex of 4
- Lock and leave lifestyle
- Ideally located in the heart of Como, with easy access to the Preston Street hub

**LOCATIONS** Situated right in the heart of Como, you're just a hop skip and a jump from the Preston Street hub where you can get your coffee fix and enjoy a range of local eateries. You are also close to public transport (Canning Bridge Station), as well as local schools and shops, including Farmer Jacks, Penhros College, Como Secondary College, and Como Primary School.

**CONTACT** Represented by Team Addenbrooke: For more information about this home, or to discuss your options, text '1/31 Park' to 0437 414 178 for your free digital brochure.