

**1/67 Axford Street, Como, WA 6152**

**Sold Villa**

Monday, 4 September 2023

**Jones  
Ballard**

1/67 Axford Street, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 72 m2**

**Type: Villa**

**\$530,000**

Discover the ultimate villa lifestyle in this impressive two-bedroom, one-bathroom home moments from picturesque McDougall Park. This street-front gem has been transformed with fresh paint, new carpets, vinyl timber look flooring and new slimline blinds, creating a modern and inviting atmosphere that will appeal to first home-buyers, downsizers and country buyers seeking a comfortable city base. The modern kitchen features a double sink, an under-bench electric oven, gas hotplates, and a microwave/fridge recess. There's ample storage, including overhead cabinets, and it seamlessly connects to the designated meals area. The generous lounge boasts new carpets, a split system reverse cycle AC, and sliding doors to the garage and enclosed front courtyard. Both bedrooms are complemented by built-in robes, providing ample storage for all your belongings. In the tiled bathroom, find a semi-frameless shower, WC and vanity, and across the hall, the laundry includes a trough, folding bench, and a linen/general storage cupboard. Step outside to the north-facing patio, where you can bask in the sunshine and entertain surrounded by easy-care, auto-reticulated garden beds. The double garage can extend the undercover alfresco area, providing a versatile space when entertaining for larger occasions. Additional features of this exceptional villa include a lock-up powered storeroom, security screens on the external doors, and a gas bayonet in the lounge room. Take advantage of the nearby amenities on Ley Street and Welwyn Avenue, proximity to Canning Bridge Station, and the Swan River. Contact Adrian Ballard on 0419 968 560 to arrange a viewing and make this your new home!

Features include: 2 bedroom, one bathroom street-front villa  
Lock-up double carport with electric door  
North-facing alfresco terrace and patio  
New carpets and timber look vinyl flooring  
New slimline Venetian blinds  
Freshly painted throughout  
Reverse-cycle AC and gas bayonet in the lounge room  
Modern kitchen with plenty of storage  
Built-in robes in both bedrooms  
Auto-reticulated garden beds  
Lock-up powered storeroom  
Security screens on external doors  
NBN connected  
Location (approx. distances):  
280m Como Secondary College  
800m Curtin Primary School  
480m McDougall Park  
1.4km Welwyn Ave IGA & shopping precinct  
1.4km George Burnett Leisure Centre  
1.4km Canning Bridge Station  
2.3km Waterford Plaza Shopping Centre