

**1/95 Mary Street, Como, WA 6152**

**Realmark**

**Sold Villa**

Saturday, 2 March 2024

1/95 Mary Street, Como, WA 6152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 101 m2**

**Type: Villa**



James Thompson

0892030777

**\$670,000**

The ultimate lifestyle awaits the fortunate buyer of this surprisingly spacious single-level home, perfectly positioned at the front of a small and well-maintained group of only four in the heart of Como Beach. Natural light permeates the open-plan lounge/dining area, which greets you on entry and sets the tone for what's to come. The central kitchen is functional now, with ample storage and preparation space and double sinks, and has the potential to be renovated and add value. All three bedrooms are generous in size, and two have built-in robes. Recently renovated, the modern bathroom is stylish and has a bath, and the toilet is separate. Outside, entertainers will enjoy the large private courtyard, with room for children and pets to play in a secure environment. There is a single lock-up carport, additional off-street parking for two cars, and a storeroom. Superbly situated on a quiet tree-lined street by the river, within walking distance to the vibrant Preston Street entertainment precinct, plenty of public transport options, parks, and schools, this impressive residence offers easy-care living in a convenient lifestyle location. PROPERTY PARTICULARS: Internal Area | 101m<sup>2</sup> Land Area | 262m<sup>2</sup> Parking | Lock-up carport plus off-street parking Pets | Permitted 2023/24 OUTGOINGS: City of South Perth | \$2,162.38 pa Water Corporation | \$1093.14 pa Strata Levy | \$690 pq