

**13B Lawrence Street, Como, WA 6152**

ACTON

**belle**  
PROPERTY

**Sold Villa**

Monday, 14 August 2023

13B Lawrence Street, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 86 m2**

**Type: Villa**



Celeste Vasile  
0894742088

**\$572,000**

Genuinely spacious and immaculately presented, with the bonus of 2 courtyards, this gorgeous 2 bedroom villa will set your heart racing! If you love timber floors, neutral colour schemes and garden vistas from your windows, this is your new home! The light filled open plan living-dining area connects seamlessly via glass sliding door to one of 2 private courtyards. A functional kitchen at the heart of the home overlooks the dining area and offers plenty of storage and bench space along with stainless steel appliances and dishwasher so you can enjoy entertaining friends whilst still being central to the party. Both bedrooms nestled at the rear of the home are queen-sized with built in robes. An immaculate bathroom offers generous vanity and shower space and there is a separate toilet. The second courtyard offers a whole extra living area with an expansive pitched roof patio - it's perfect for year-round entertaining; and the private front courtyard is the perfect place to enjoy a morning coffee or shady summer afternoons. With super low strata levies of \$216.50 per qtr, the property has all the things you want, and none of the drawbacks you want to avoid. Feature list:- Larger than average living - dining areas- Well equipped kitchen with dishwasher- 2 queen sized bedrooms with built in robes- Updated central bathroom- Private low maintenance front courtyard- Rear courtyard with pitched roof alfresco entertaining area - Ducted evaporative air conditioning - Warm and inviting timber floors- Fresh neutral colour scheme- Extra length carport with roller door plus additional off street parking- Secure store room- Conservative weekly rental of \$535 per week- Low strata levies of \$216.50 per quarter (Building insurance, Public Liability insurance and front verge mowing)- Water Rates - \$970.53/year- Council Rates - \$1,177.83/year Contact Kym and Shane for an appointment to view this home, before its gone.