

**2/114 Mary Street, Como, WA 6152**

**Townhouse For Sale**

Saturday, 13 April 2024



2/114 Mary Street, Como, WA 6152

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 273 m2**

**Type: Townhouse**



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## FROM \$1.85M

HOME OPEN SATURDAY 4 MAY FROM 12.00PM TO 12.30PM PRICE GUIDE - FROM \$1.85M #1, #2 AND #3 HAVE BEEN SOLD, #4 LAST ONE REMAINING

The opportunity to buy a brand new home in a highly sought after riverside location in one of Perth's best rated suburbs rarely presents itself. Today is your lucky day. The paint has barely dried on this 4 four bedroom, two bathroom, stand alone, 2 level home and we are opening its doors to welcome you. Features that you will love:

**Space and Light:** Experience a true sense of openness and grandeur with 32-course brick height to both levels. Vast glazing and windows strategically positioned throughout the home deliver an abundance of natural light enhancing every corner of this contemporary home.

**Sleek Modern Kitchen:** Entertain with style in the sleek and sophisticated modern kitchen, equipped with premium SMEG appliances and well chosen finishes. Whether you're a culinary enthusiast or simply enjoy hosting guests, this kitchen is sure to exceed your expectations.

**Year-Round Entertainment:** Embrace the outdoor lifestyle with a well finished, covered alfresco area, perfect for year-round entertainment. Whether you're hosting summer barbecues or cozy winter gatherings, this versatile space offers endless possibilities.

Finished to an exacting high-quality standard this low maintenance, survey strata townhome sits directly across the road from the locally popular Olives Reserve Park which is ideal for the little people or furry friends in your life to enjoy. Just a 5 minute walk to the Como Beach, a 12 minute walk to the Canning Bridge Train Station and a short stroll to the exciting cafe and restaurant district on Preston Street the numerous lifestyle options that come with this home are aplenty. The time is NOW to make your enquiry, an opportunity like this rarely presents.

Property features include:

- Low maintenance 247m<sup>2</sup> Survey Strata Title (no strata fees except common insurance for the driveway)
- Amazing river side and park side location
- 32 course / 2.7m high ceilings throughout both levels
- Extra high doors
- Well designed kitchen with 40mm stone bench tops and waterfall ends and stunning strip lighting
- Scullery
- SMEG 900mm induction cooktop and SMEG 900m oven
- Stone bench tops throughout with deluxe tiling and bathroom finishes
- Under mount sinks to kitchen / ensuite / main bathroom
- Beautiful stackable doors from kitchen to alfresco
- Spacious alfresco landscaped courtyard connected to main living area ideal for year round entertaining
- Multiple living and lounge areas over two levels
- Well appointed master bedroom with spacious ensuite design
- All bathrooms with full height tiling
- 4 x spacious bedrooms with built in and walk in robes
- Ducted and zoned reverse cycle air conditioning controlled My-Air wifi system
- Internal sensor alarm system
- Downstairs powder room
- 10mm laminated acoustic glass to all windows for sound insulation, improved thermal qualities and added security
- LED lighting throughout
- Engineered oak timber flooring and wool carpets
- Remote double lock up garaging with plenty of storage and 2.9m / 34 course high ceiling
- EV charging station in garage
- 26L gas instantaneous hot water system
- Fully reticulated gardens
- Exposed aggregate driveway and alfresco paths

Rental appraisal available on request

This location offers:

- 400m walk to Como Beach
- 650m walk to Canning Bridge Train Station
- 12 minute walk to Como Primary School
- 1.2km to Preston Street restaurant and cafe precinct
- 2km Royal Perth Golf Course
- 7 minute drive to Perth CBD

Offered for sale in association with Paul Perin of Harrper Projects Mobile 0411 514 346 | Email paulperin@harrperprojects.com.au

City of South Perth | \$ TBA Water Corporation | \$ TBA Common Area Insurance | \$350 pa