

**2/151 Edward Street, Osborne Park, WA 6017**

**Villa For Sale**

Thursday, 30 May 2024



2/151 Edward Street, Osborne Park, WA 6017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Tim Tolley  
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David Brewer  
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## Offers Close 6th June

Ideally located a short walk to the Main St café strip, Osborne Primary & loads of other amenities, this immaculately presented 3-bedroom villa is sure to impress. Highlighted by recent renovations including a modern, stone topped kitchen and timber look flooring and a private outdoor area, this property is ideally suited for singles right through to a small family and would make an ideal investment or perfect place to call home. Boasting a long list of features including:

- Lovely living area with near new timber look flooring, split system reverse cycle air-conditioner and wall mounted TV cabinet
- Tiled meals area adjoins the kitchen and outdoor entertaining area
- Fully renovated kitchen with stone tops, new cabinetry, stainless steel appliances including a Smeg oven, gas hotplates and rangehood. Fridge and microwave recesses as well as a built-in pantry
- 3 bedrooms - all with built in robes
- Main bedroom offers a split system, reverse cycle air-conditioner, triple built-in robe and wall mounted TV bracket
- Floor to ceiling tiled bathroom
- Laundry, linen cupboard and separate wc
- Private rear courtyard (63sqm) with easy care gardens and an all-weather outdoor entertaining area
- Outdoor storeroom with built in shelving
- Single remote garage with auto roller door
- Security screens to all doors and windows
- Sheer curtains, roller blinds and skirting boards
- Gas instantaneous hot water system
- Wi-Fi security cameras (x2)
- Quiet complex of 3 villas with no common walls - all owner occupiers
- Built in approx. 1989
- NBN connection - Fibre to the Node
- No strata levies - shared insurance only
- Shire rates: \$1,569.55 (2023/2024)
- Water rates: \$1,127.64 (2023/2024)
- Strata insurance: \$963.22 - includes building insurance and public liability for common areas (Aug 23- Aug 24)

Offers on the property close at 5pm on Thursday 6th June. The seller reserves the right to accept an offer prior.