

**2/68 Edgecumbe Street, Como, WA 6152**



**House For Sale**

Friday, 10 May 2024

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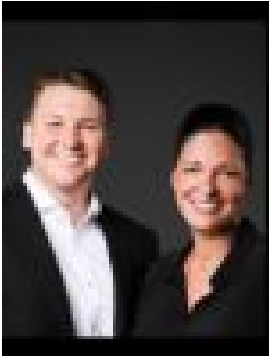
**Bedrooms: 4**

**Bathrooms: 2**

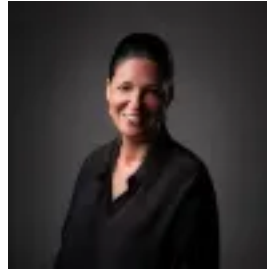
**Parkings: 2**

**Area: 586 m2**

**Type: House**



Jac Fear Karen Firth Team  
0861687471



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## FROM LOW \$1,000,000'S

**\*\*PLEASE NOTE THAT THIS PROPERTY IS CURRENTLY TENANTED ON A FIXED TERM LEASE UNTIL 29/09/2024\*\*** Superbly situated, private and secure, spacious and elevated, 4-bedroom, 2-bathroom single level family home is sure to impress with its practical layout and low maintenance living. Set across an expansive 586 sqm of land, this property provides an outstanding opportunity for all types of buyers. Whether you are looking to downsize, a family looking to be close to fantastic amenities and sensational schooling or an investor looking for stability and growth in the market, then this is the property that you have been waiting for. Entering through the double front door you are greeted by the formal living and dining room which could double as a home office. The thoughtfully designed layout effortlessly takes you through to the heart of the home, the expansive open plan living, dining and kitchen area. Bright and airy, this space boasts an abundance of northerly natural light, creating a warm and inviting atmosphere. Flowing seamlessly out to the patio and reticulated grass and gardens, this inviting space is perfect for entertaining friends and family. The large kitchen is equipped with a dishwasher, oven, gas cooktop, double sink, walk in pantry and ample storage. The accommodation comprises four generously sized bedrooms, each offering, built-in robes, the perfect space for rest and relaxation. The main bedroom features a private ensuite, adding a touch of luxury to your everyday routine. In one of Como's most central locations, it's easy to appreciate the convenience that this lifestyle presents. For working professionals, the Perth CBD is a 7-minute drive away with numerous public transport routes such as Canning Bridge Station which is a short 13 minute walk away. Enjoy morning walks to Neil McDougall Park right on your doorstep, or head to the South Perth Foreshore for an afternoon run, a 5-minute drive away. Como Primary and Manning Primary are nearby, as well as secondary schooling such as Aquinas, Welsey and Penrhos College. Curtin University is also a 10 minute drive away. Additional features:- Double carport with additional off street guest parking - Ducted air conditioning- Storeroom - Multiple living spaces For more information on this property, please contact the Jac Fear | Karen Firth Team today. We look forward to welcoming you. Council Rates | \$2,928.65 pa Water Rates | \$1,477.18 pa Land Area | 586 m<sup>2</sup>