

3/154 Labouchere Road, Como, WA 6152

eatonproperty

Villa For Sale

Monday, 8 April 2024

3/154 Labouchere Road, Como, WA 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 108 m2

Type: Villa



Jarrad Eaton

UNDER OFFER

EntreDoes your buying checklist include words like; large rooms, private outlook, boutique group and maybe renovated? Does your wish list also include; location (preferably Como Beach), low maintenance and excellent rental potential? This is all of those plus more!ExternalPerfectly located at the rear of a small group of four villas, this private and secure two bed villa home offers a quiet haven while being walking distance to the best of everything Como Beach has to offer.EssenceFully renovated less than 18 months ago, this lovely villa was completely repainted and finished with new flooring including easy-care hybrid wood to main living areas, new curtains and blinds throughout, new 3.5kw reverse cycle air conditioning plus ceiling fans along with new light fittings.The fully refurbished kitchen now offers stone benchtops along with all new soft close cabinet doors plus beautiful splashback tiling as well as a new double sink and tapware. The suite of new stainless-steel appliances includes a multi-function electric oven plus a gas cooktop and rangehood. As a bonus, there is space for double door fridge and a new built-in microwave recess saves bench space and the sellers are happy to leave both the fridge and microwave if needed.The old bathroom was completely demolished and its replacement delivers a luxury experience from the oversized walk-in shower and ample storage space in the double handbasin as well as plenty of towel storage from two double towel rails plus the shower shelf. There is also the convenience of a separate toilet with all new pan and cistern.Both bedrooms are queen size and each comes with built-in robes, new blackout roller blinds plus ceiling fans and new plush carpet. There is also a full-size laundry with excellent storage and can include the washing machine while there enough space to park two cars at the door.Finally, you will find the alfresco is a beautifully private space and offers the perfect sunny spot for a morning cuppa or an inviting evening retreat for a BBQ with friends.EnvironsThis location is second to none and is only 400m walk to Preston St café strip for shopping, cafes, Karalee pub, restaurants and the Cygnet Theatre which is re-opening shortly after major renovations. The bus stop is 100m away and Mocco 151 is even closer or it is just 500m to Como Beach but why not stroll a little further to end of the jetty for an iconic sunset picture! It's all on your doorstep.ExtrasSmall group of four villas with low strata levies Fully owner occupied and beautifully maintainedTwo queen size bedrooms with built in robes and semi ensuite to masterNew bathroom with double vanity and walk in shower plus separate toiletCarport with parking for two carsFully updated kitchen with all new appliances, stone benchtop, soft close cabinets plus new sink and tapwarePrivate outdoor patio entertaining area with low maintenance garden,Separate locked storeroomNew easy care hybrid floors throughout and plush carpet to bedroomsFreshly painted throughoutNew curtains and blinds to all areasReverse cycle air-conditioning and ceiling fans in both bedroomsGas point to living room for heatingLarge gas storage hot water systemExcellent location with easy access to cafes, popular parks, Preston St shops and Como Beach Jetty or transport to CBD Eager?When a renovated villa with outstanding liveability or excellent rental potential in Como Beach presents itself, you know you will need to act quickly so email Jarrad today!