

**3/31 Manchester Street, Victoria Park, WA 6100**



**Sold Villa**

Tuesday, 20 February 2024

3/31 Manchester Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 266 m2**

**Type: Villa**



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## Contact agent

Introducing this stunning, fully renovated 3-bedroom rear villa, nestled within a charming group of 3 in the heart of Victoria Park. This immaculate property offers a blend of modern features and convenient living, making it the ideal home for those seeking both style and comfort. Step inside and experience the elegance of timber laminate floors that seamlessly flow throughout the entire home, creating a warm and inviting ambience. The spacious open plan living area features split system reverse cycle air conditioning and ceiling fan ensuring year round comfort and enjoyment. The impressive designer kitchen features a dishwasher and induction cooktop together with a combined laundry that includes a front loader washing machine. The master bedroom is a retreat in itself, complete with a built in robe, split system reverse cycle air conditioning, ceiling fan and sliding door access to the backyard, providing a private haven for relaxation. Notable features include a modern bathroom, separate toilet and large electric hot water system and a storeroom for added convenience. The property's positioning at the rear of the group ensures a tranquil and private living experience. Outdoor living is taken to a new level with an enclosed alfresco area, providing the perfect space for all-year-round entertaining. The back courtyard boasts a pitched roof patio with a ceiling fan and a lockable gate together with a wall mounted TV screen and speakers creating a secure and stylish extension of your living space. Artificial turf on the side of the property, along with reticulation, makes for an easy-care garden. Parking is a breeze with a garage for one car and additional shaded parking for two more cars. Situated just a short stroll away from shops, cafes, restaurants, and the vibrant Albany Highway, this renovated villa offers a lifestyle of convenience and sophistication. Enjoy the proximity to Read Park and playground at the end of the street, with bus stops conveniently located at both ends of the street. Don't miss the opportunity to make this impressive villa your home. Contact us today to arrange a viewing and embrace the epitome of modern living in Victoria Park.

**The Property:** Main bedroom with walk in robe Two minor bedrooms Modern bathroom with separate w/c Modern kitchen with stainless steel appliances and combined laundry Open plan living and dining area with wall mounted TV screen Courtyard with pitched roof patio, wall mounted TV screen and speakers Single lock up garage Shaded extra parking Storeroom

**The Features:** Fully renovated kitchen and bathroom Reverse cycle split system air conditioning and ceiling fans Electric hot water system Dishwasher Induction cooktop Front loader washing machine Built in robe in the main bedroom Timber laminate floors Reticulation Easy care garden Low maintenance backyard Built: 1987\* Land Area: 266sqm\* Council Rates: \$2,400 pa\* Water Rates: \$1,025 pa\* NO STRATA FEES Approximate\*