

**32B Colombo Street, Victoria Park, WA 6100**



**House For Sale**

Tuesday, 9 April 2024

32B Colombo Street, Victoria Park, WA 6100

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 273 m2**

**Type: House**



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## FRESHLY LISTED!

Proudly Presented by Edward Lim Step into the extraordinary at 32B Colombo Street! Prepare to be swept off your feet from the moment you cross the threshold of this remarkable townhome. This is not your average abode - it's a sanctuary of luxury and tranquillity nestled in the highly coveted Raphael Park Precinct, one of the crown jewels of Victoria Park. Imagine living in a place where peace reigns supreme, where the only sound you'll hear is the gentle whisper of your own thoughts. With Raphael Park just a stone's throw away, every day feels like a retreat into nature. Whether you're a fitness enthusiast seeking the perfect jogging path or a parent with energetic kids in tow, this location is an absolute dream come true. But it's not just the surroundings that will leave you breathless, step inside, and you'll find yourself in a world of spacious elegance. With a sprawling 210sqm of living space (excluding the garage), there's room for everyone to spread their wings. From the grand entrance hall to the expansive outdoor entertaining area, every inch of this home exudes style and sophistication. The heart of the home beats strong in the open-plan living, dining, and kitchen area. Picture yourself whipping up culinary masterpieces in the gourmet kitchen, complete with granite countertops and top-of-the-line stainless-steel appliances. And with a formal lounge that doubles as a cosy fourth bedroom, accommodating guests has never been easier. Convenience meets comfort at every turn, with a downstairs bathroom for guests and a full-sized laundry room with direct access to the outdoor clothesline. Upstairs, a central family retreat awaits, leading to the lavish master suite with its own walk-in robe and private ensuite. Two additional king-sized bedrooms, each with walk-in robes, provide ample space for the whole family. Storage woes are a thing of the past, thanks to clever design features like the garage's generous storage compartment. And speaking of the garage, its open layout allows for seamless access to the low-maintenance courtyard, perfect for parking extra vehicles or even a boat or caravan. With ducted reverse cycle air conditioning and NBN connectivity, this home is as comfortable as it is convenient. Whether you're working from home or unwinding with your favourite streaming services, staying connected has never been easier. The Property & What We Love?! \* SUPERB Location with Amazing Lifestyle! \* Block Size: 273sqm, Living Area: app. 210sqm \* GORGEOUS Raphael Park less than 100m away \* Short stroll to vibrant Victoria Park cafe strip \* Victoria Park Primary School catchment area \* Easy access to nearby public transport \* Spacious & Well Proportioned \* Air Conditioning System \* So QUIET, shhh... \* Open-Plan Kitchen, Dining, Living Area \* Not 2 but 3 spacious bathrooms \* Quality fittings and fixtures throughout \* Standalone in a small complex of 3 \* Private, Low Maintenance & Secure \* Estimated rental of \$1,050 - \$1,080/week, how good is that?! Outgoings: \* Council Rates: \$2,695.72 (FY 2023- 2024)\* Water Rates: \$1,405.91 (FY 2022 - 2023)\* Strata Levies - NO WAY!!! Presently tenanted by reliable tenants for \$995/week till 16/11/24. Don't miss your chance to experience the magic of 32B Colombo Street. Contact Edward Lim today at 0408 929 655 to arrange your exclusive inspection. Your dream home awaits! \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Please note: Photos used are from previous advertising \*\*