

**4/56 Colombo Street, Victoria Park, WA 6100**



**Sold Villa**

Sunday, 15 October 2023

4/56 Colombo Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 227 m2**

**Type: Villa**



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**\$570,000**

Proudly Presented by Edward Lim Walk to Everything! Yes, you read that right. The river, the bustling cafe strip, Optus Stadium, and even the City are all just a pleasant stroll away. Perfectly situated in the sought-after Raphael Park Precinct, the park itself is just a short walk away, ideal for joggers, dog walkers, and energetic youngsters looking to burn off some steam. Introducing 4/56 Colombo! Nestled within a charming group of 8 villas, prepare to be enchanted by this hidden treasure. The bright and sun-soaked formal living area effortlessly flows into an expansive dining space, creating the perfect environment to bring everyone together. The kitchen, cleverly positioned at the rear of the property, is both practical and functional. It offers a view of the low-maintenance rear courtyard. With modern appliances and ample space, whipping up a culinary masterpiece or entertaining guests has never been this effortless. There's also a dedicated laundry area and a separate toilet thoughtfully provided for your guests! Venturing along the accommodation wing, you'll uncover three generously proportioned bedrooms, where plush carpet flooring and built-in robes add a touch of luxury to each. A roomy common bathroom, complete with a relaxing tub and a separate shower area, caters to the needs of all bedrooms. With the NBN installed (the high-speed FTTP variety), you can relish the peace of mind that comes with having SUPER SPEEDY Internet. It's perfect for both your leisurely online activities and your business needs. The Property & What Captivates Us: \* Built Year: 1989 with generous Build Up Area: 227m<sup>2</sup> \* Exceptional Location offering an Incredible Lifestyle \* Room for 3 vehicles (tandem car bay, 1 undercover & 1 open space) + another open space parking \* Utterly Private & Whisper QUIET Serenity, shh.... \* Basically the quietest corner offering better privacy & space \* Unbeatably CONVENIENT... \* Walking distance to Victoria Park Primary School \* Elegant formal lounge adjoined by a separate open plan kitchen dining area \* Embrace year-round comfort with ducted evaporative air conditioning system \* Benefit from ample storage space in a large storage room \* Savour the tranquillity of your private rear super spacious courtyard \* Enjoy the ease of low maintenance living \* NBN Ready (FTTP) for fast and reliable internet connectivity \* Well maintained complex with an attractive appeal \* Effortless access to nearby public transport \* Ideal lock & leave property for peace of mind \* Estimated rental \$640 - \$660/week, your wallet will be smiling! Outgoings: \* Council Rates: app. \$1,652.36 (FY 2023-2024) \* Water Rates: app. \$970.52 (FY 2022-2023) \* Strata Levies: app. \$766.25/q (which includes Admin: \$750/q & Reserve: \$16.25/q) This captivating home is all set for you to move right in, with every detail meticulously attended to. There's no need to delay any longer! Whether you're an experienced wizard seeking to downsize, an enthusiastic first-time home buyer, an intrepid FIFO worker, or a savvy investor in search of a hidden gem, this enchanting villa home is a true marvel waiting to be discovered. For more information or to view this property, please contact Edward Lim on 0408 929 655. 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. \*\*