

4/8 Lawrence Street, Como, WA 6152



Sold Townhouse

Saturday, 17 February 2024

4/8 Lawrence Street, Como, WA 6152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 89 m2

Type: Townhouse



Claire Lord

\$635,000

Welcome to the Elfden Townhouses, situated in the prime and sought-after location of Como. This lovely 3-bedroom, 2-bathroom, 2-car bay townhouse resides in a boutique complex of only 4. This rear townhouse offers a superb, large private courtyard for enjoying those warm afternoons and relaxing evenings! This townhouse is full of charm. The moment you step inside it offers a homely feel and a great flow. The great layout offers superb space for day to day living and entertaining. You can choose how you arrange the living & dining area. It effortlessly provides easy access out into the courtyard surrounded by the established raised flower beds. You have to view to fully appreciate the size of this courtyard. The private, 120sqm L-shaped area is paved and low maintenance, leaving you more time to enjoy your morning coffee or afternoon drinks. This would be a great space for letting the kids and pets run and play freely, and is perfect for all year round entertaining. This home also offers the scope to expand the building, providing more living space, subject to obtaining planning permission. One of the neighbouring owners has recently done this, providing even more space in a fabulous location! Inside on the ground floor, the open plan layout of the kitchen, dining and living creates ample space to move the entertaining from outside to inside. This property benefits from having a handy powder room off the entrance corridor. The modern kitchen provides a perfectly designed U-shaped layout making cooking up a storm no problem. It is spacious and offers a pleasant outlook to the front. Move upstairs to the three bedrooms and two bathrooms, which includes your master bedroom with walk-in robe, ensuite and 14sqm balcony. You will be able to make the most of the evenings on the balcony! The bathrooms offer modern white & chrome fittings, with an enclosed shower in the main bathroom and another shower over the bath, you have the choice of two. The main bathroom incorporates the laundry well, with plumbing and space for the included washing machine plus a large linen cupboard, ideal for all your storage needs. Plus you have another toilet in the conveniently-located ground floor powder room. The property benefits from recent upgrades including an electric hob and oven, a hot water system (replaced in September 2022), and an updated front awning, enhancing the townhouse's curb appeal. You will be the envy of your friends living in this awesome, perfectly proportioned, Como townhouse! This location provides you with easy access to some of Como and South Perth's finest restaurants, bars and cafes and with close proximity to top education such as Penrhos College, South Perth Tennis Centre, Como Secondary College, Collier Park Golf Course and Curtin University. Como Primary School (779m from the home). It's no wonder this is a desired location. This property is tenanted, with a lease until 18/11/2024, the rental amount is \$550 per week. FEATURES YOU WILL LOVE:- 3 bedrooms, 2 bathrooms, and a 2-car carport- Spacious 89sqm internal living area, complemented by 120sqm of rear entertaining space and a 14sqm balcony- Generously sized lockup storage unit of 4sqm- Boutique complex of 4 units in a self-managed strata complex, with potential to renovate further and upgrade- Very Low strata fees of only \$650 per annum- So much room for entertaining and the kids in the large L-shaped Courtyard.- Superb integrated modern bathroom, with washing machine included in the sale.- A handy bath is incorporated into the en-suite as well as over bath shower.- Open plan living, dining and kitchen, with NBN available to the premises- 300m to Penrhos College- 500m to Como Secondary College- 650m to Bread Espresso Bar- 2.1km to Collier Park Golf Course- 2.7km to Curtin University- 3.5km to Perth Zoo- 4km to South Perth Foreshore- 7.2km to Perth CBD- 13.3km to Perth Airport COUNCIL RATES \$1852.93 per annum. WATER - VIA STRATA PAYMENT - Water: \$165.88 per quarter This property is a rare find, appealing to a broad spectrum of buyers. Act swiftly to secure this gem in Como. The opportunity presented by this townhouse, with its combination of style, space, and location, is one not to be missed. It would also appeal to astute INVESTORS looking to buy in a great suburb, a superb group of 4 in the complex, with an option to extend the living space! (Subject to approvals and planning permission being obtained) To find out more about this property you can contact the selling agent Claire Lord on 0431 821155/ 1300 821155 or by email clairelord@bluewrenrealestate.com.au Disclaimer: In preparing this information, Blue Wren Real Estate has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Should you wish to make any additions, redevelop or build structures you should ensure any permits and or planning approvals/permission viability are sought prior to offer & acceptance.