

4/8 Talbot Avenue, Como, WA 6152

Sold Villa

Friday, 25 August 2023

4/8 Talbot Avenue, Como, WA 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Villa



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\$460,500

Come home to charm and convenience with this two-bedroom villa, nestled in the heart of Como. Positioned in a quiet grouping of only four, this residence offers a functional layout, all the appointments you could require, and a spacious outdoor area, perfect for entertaining. Ideally located close to great schools and vibrant amenities, in addition to boasting easy access to the city, a truly convenient lifestyle awaits! Set back from the street, the bricked facade of the villa introduces you to the residence as you walk past the front courtyard. The home opens onto a foyer-style entry with low-maintenance tiled flooring and peaceful neutral tones. The open plan kitchen, living and dining room provides the perfect place in which to unwind after a busy day. The large kitchen is complete with a wrap-around bench top, lots of cupboard space and functional appliances. Two well-sized bedrooms are both complete with robes and are flanked by the primary bathroom, ensuring adequate space for all occupants. Transitioning from indoor to outdoor living, the alfresco and spacious grassed area is considerably larger than you would expect for a villa! This will be an excellent setting for entertaining family and friends on summer afternoons! The perfect property for the first home buyer, investor, downsizer or anyone in between - this is not one you want to miss! Contact Michael Keil today to register your interest!

Property Features: Quiet grouping of only 4 villas Bricked facade Undercover carport Portico Front courtyard with paving Foyer-style entry Open-plan living, kitchen and dining room Split system air conditioning Large kitchen with a wrap-around bench, overhead cabinetry, functional appliances, double sink and tile splashback Linen closet Spacious master bedroom with built-in robe Secondary bedroom with built-in robe Both bedrooms with ceiling fans Combined bathroom and laundry with large shower and vanity Separate WC Low-maintenance tiled flooring throughout Clean carpets in bedrooms Alfresco area, ideal for outdoor entertaining Spacious grassed area - especially large for a villa! Garden shed Lemon tree

Water Rates: \$888.80 pa
Council Rates: \$1,744.53 pa
Strata Levies: \$889.75 pq
Unit Size: 65sqm

Location Features: Walking distance to Como Primary School and Como Secondary College. Close to vibrant cafes and restaurants Just footsteps from Barker Reserve Easy access to the city Close to public transport

Expressions of Interest Close 14 September 2023 at 6pm (unless sold prior).

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.