

**40 Mint Street, East Victoria Park, WA 6101**



**Sold Villa**

Friday, 19 January 2024

40 Mint Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Villa**



Sean HeathcoteMarks  
0892460050

**\$600,000**

[All offers presented on 1 February, unless SOLD PRIOR]WHAT YOU'LL LOVE...Showcasing the virtues of 'Location', the striking, fresh lines of this thoroughly renovated 3 bedroom villa will appeal to young professionals, first homebuyers, empty-nesters and investors alike.Superbly positioned within walking distance of café strips, parklands & schools this delightful, stand-alone home seamlessly blends contemporary styling and convenience with the charm and character of this sought after suburb.Featuring stone benchtops throughout, airconditioning, modern fittings & lighting, the home is decorated with a fresh, neutral palette of crisp whites, contrasted with black tapware and door furniture. A brand new, stone kitchen complete with dishwasher, subway tiled splashback, rangehood, walk-in pantry adjoins the open plan Dining and Living areas.The substantial laundry with stone benches, overheads and storage cupboards provides outdoor access to drying areas, whilst a well appointed bathroom with frameless glass shower and ceramic vanity complete this urban oasis.Outdoors offers reticulated lawns and an unusually large paved driveway and yard allowing secure, off-street parking for cars, trailers and/or boats.WHAT TO KNOW...Situated just 4km's from Perth CBD and the myriad entertainment & dining choices, it's easy to grasp why this immaculately renovated home presents a fantastic investment opportunity or the choice of your next abode.● 300m East Vic Park Primary School● 200m Kate street Reserve● 450m from the dining delights and entertainment strip of Albany Hwy● 4km from CBD● 3km from Burswood Entertainment Precinct● 4.5km from Optus StadiumWHO TO CALL...For more information, call Sean Heathcote-Marks on 0414 603 658.Features:● 3 Bedrooms : Master with reverse cycle airconditioning● 1 Bathroom : Large glass-framed shower with height-adjustable head and hose, ceramic vanity with mixer tap● 1 Toilet● Kitchen : Stone benchtops, tiled splashbacks, dishwasher, walk-in pantry, 'soft-close' overheads & cupboards, rangehood, electric stovetop and oven● Lounge/Dining area adjoining kitchen with reverse cycle airconditioning● Generous Laundry with overhead cupboards, stone benchtops, tiled splashbacks, underbench recess for washing machine and dryer, outdoor access● Linen/utility cupboard● Reverse cycle airconditioning● NBN connected● Flooring : Carpet & wood laminate floorboards● Window treatments : roller blinds● Instant Electric hot water system● Substantial paved yard providing extensive, secure off-street parking for multiple cars, trailers and/or boats● Lawn with auto reticulation● 3x1.5m (approx) garden shed● Rates (2023) : Council - \$1549.Water - \$1058● 256sqm Survey Strata Lot - no levies or strata fees