

**5/33 Swan Street, Osborne Park, WA 6017**

**Villa For Sale**

Wednesday, 12 June 2024

5/33 Swan Street, Osborne Park, WA 6017

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 211 m2**

**Type: Villa**



Lee Parkinson

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## UNDER OFFER UNDER OFFER

APOLOGIES SUNDAYS HOME OPEN CANCELLED!! This beautifully-presented 2 bedroom 1 bathroom villa sits deep into an established complex and is nestled just around the corner from the vibrant Main Street food and coffee strip - footsteps away, in fact. Low-maintenance "lock-up-and-leave" living comes to the fore here, beyond the residence's gated courtyard entrance. Inside, the tiled kitchen leaves plenty of scope for your own personal modern touches to be added to it, currently playing host to a stainless-steel range hood, a Euromaid gas cooktop, a separate Euromaid oven and a stainless-steel dishwasher of the same brand. The open-plan living and dining area only inches away is kept comfortable all year round by split-system air-conditioning and a gas bayonet for heating. It also seamlessly extends outdoors to a lovely rear pergola that is paved for effortless entertaining and forms part of an intimate backyard setting, framed by easy-care artificial turf and reticulated gardens - dominated by delightful Kangaroo Paws. The spacious master bedroom comprises of its own split-system air-conditioning unit, as well as a custom open wardrobe, storage and shelving setup. The second bedroom has a ceiling fan, with both bedrooms serviced by a stylishly-renovated and fully-tiled bathroom - rain/hose shower, skylight, stone vanity, under-bench storage and all. The laundry has also been updated to include over-head storage cupboards, complementing external access out to a paved drying courtyard. There are even visitor-parking bays right at the front of the complex - perfect for when friends and family decide to pop in. Embrace the leisurely stroll to bus stops, the wonderful Osborne Primary School, lush local parks, community sporting facilities, medical facilities, the new Social House wine bar and other outstanding schools, as well as the Roselea Shopping Centre. The freeway is also within arm's reach of your front doorstep, with just minutes separating home from the city, Mount Hawthorn, surrounding entertainment hotspots, more public transport, major shopping centres (at Westfield Innaloo and the new-look Karrinyup precinct) and even our pristine Western Australian coastline. An ultra-convenient lifestyle beckons! Other features include, but are not limited to; Low-maintenance timber-look flooring. Separate toilet. Linen cupboard - off the entry. Security doors and screens. Gas hot-water system. Large powered lock-up storeroom at the rear. Second side-access gate - leading directly to the backyard. Pitched single carport. Adjacent parking bay for a second vehicle (not exclusive). 70sqm (approx.) of internal living area. 211sqm (approx.) of total internal and external living space. Strata Fees \$719.33 p/q. Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.