

**5/42 Gardner Street, Como, WA 6152**

**Villa For Sale**

Thursday, 25 January 2024

5/42 Gardner Street, Como, WA 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 261 m2**

**Type: Villa**



Fab Forneris  
0405386396



Sonia Castiglione  
0450165123

## Fixed Date Sale (UNLESS SOLD PRIOR)

End date 12th of February (unless sold prior) Tucked away in a small complex, this well-designed villa presents a perfect low-maintenance lifestyle/investment opportunity with its spacious single-level floorplan, quality inclusions and close proximity to the area's key attractions and amenities. The FAB (Features, Advantages & Benefits) of this property are:

**FEATURES:-** Excellent presentation throughout, the home's instantly appealing interior comprises a large master bedroom with its own BIR and private ensuite.- As well as two additional bedrooms with BIR sharing functional main bathroom with separate shower and bathtub.- Versatile open-plan living/meals area.- Renovated and well-positioned kitchen complete with stainless-steel cooking appliances and dishwasher, pantry, ample storage, glass splashback, good size fridge recess, wine storage...- Fabulous easy-care and low maintenance outdoor. Large alfresco with direct access to oversized remote-control double garage. And also:- Ducted reverse cycle air-conditioning - Large laundry with good storage solution with direct access to drying courtyard- 2 toilets- Sizeable garden shed - Reticulation- Private and secure

**ADVANTAGES:-** Boutique complex of 6- Low strata fees- Perfect Lock-up & "Leave" home in whisper quiet location- Light and bright inside with natural light coming through from all directions- Built in 1993, It has been well maintained to provide an immaculate living environment with a focus on absolute ease of living, great city base or investment...

**BENEFITS:-** Quality neighbours- Enjoy the proximity to the river, the easy access to the freeway, city, airport, shops and cafes, public transport...- This home is not only a fantastic family home but also the perfect home to downsize to or ideal lock-up and leave home. You will feel instantly at home when you step inside this spacious property. Combining superb convenience with secure residential comfort, this immaculately presented family home is in a one of kind position. Call Fab today on 0405 386 396 for more information! COMO is So Fab, come and see why! Council rates approx. \$2433.88 per annum Water rates approx. \$1204.73 per annum in 2022-2023 Strata fees \$503/qtr Reseve fund \$120/qtr

**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.