

# 7/36 Oats Street, East Victoria Park, WA 6101

SAPPHIRE  
RESIDENTIAL

## Villa For Sale

Saturday, 18 May 2024

7/36 Oats Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Mirka Tarca

**\$650,000**

If you want home with exquisite finishes and a location that provides a fantastic lifestyle easy walking distance to one of Perth's most renowned café and restaurant strips, then this 3 bedroom, 2 bathroom villa in near-new condition is going to be at the very top of your list. You have East Victoria Park's famous 'foodies' paradise on Albany Highway just 50m away, reputed to be Perth's longest dining strip, also providing a multitude of transport links for easy access to Perth City. This quality home is set well back from the street and sensationally private. Attention to detail is superb and includes high gloss porcelain tiles in the living areas, modern textured carpets in the bedrooms and wonderfully high ceilings throughout, giving it a real sense of light and space. The layout has the open plan living, kitchen and dining rooms toward to rear of the home, opening through glass sliding doors to the covered rear patio; perfect for cool, casual alfresco meals. The kitchen is modern and immaculate with a breakfast bar bench, stainless steel appliances and loads of storage space. The cool, contemporary neutral colour palette here is continued throughout the home. In both bathrooms dark timber grain cabinetry is contrasted superbly with fresh white tiles and subtly textured stone vanity tops. The main bathroom naturally has a bathtub. The roomy master bedroom is at the front of the home and well designed to capitalise on natural light. It flows seamlessly to the modern ensuite which has an abundance of vanity storage space. Bedroom 2 and 3 just down the hall and like the master bedroom have built-ins. This home is in a prime location for you to thrive on the Victoria Park lifestyle, is in near-new condition and in a cosy group of just 8 villas where the neighbours are super friendly.

Main Features • 3 bedroom 2 bathroom rear villa in a small group of just 8 • Built in 2013 and in 'as new' condition • Kitchen has double fridge space, pantry cupboard and breakfast bar • European style stainless steel electric oven, canopy rangehood, 5 burner gas hotplate and dishwasher • Essa Stone counter and vanity tops to kitchen and bathrooms • Master suite with mirrored wall to wall robes • Separate laundry with direct access to the exterior • Great interior storage; entry has a linen/utility cupboard, ample kitchen and laundry storage • Mitsubishi reverse-cycle split-system air conditioners to living area & master suite • High 2.7 insulated ceilings, porcelain floor tiling, carpets to bedrooms • Ceiling fans in bedrooms 2 and 3 • Security alarm, steel mesh security sliding doors and window screens • Front double carport a good size for larger cars and has extra height • Rear courtyard has northerly aspect with a Cooldeck colorbond patio • Lockable storeroom for bins, bikes, scooters and accessed from courtyard • Low maintenance reticulated gardens; lock and leave • Secure gated complex with excellent neighbours • Location • 50m

Albany Highway shops and café strip • 200m	Aqualife Swimming Centre • 550 m	Edward Millen
Reserve • 1.3 km	Balmoral Hotel • 1.7 km	Park Centre shopping complex • 3.5 km
km	Crown Entertainment Centre • 6.6 km	Optus Stadium & The Camfield • 7.3 km
Perth Airport	Rates, Fees & Rental	Shire Rates : \$1 805 pa
Water Rates	: \$1,218 pa	Strata Levies : \$1,391
pa	Recent Rental	: \$600 pw