

**7/39 Baldwin Street, Como, WA 6152**

**Villa For Sale**

Thursday, 13 June 2024

**Jones  
Ballard**

7/39 Baldwin Street, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 82 m2**

**Type: Villa**



Nik Jones

0894741533

## UNDER CONTRACT | Multiple Offers 1st Week

With a separate driveway and its own frontage to a quiet street opposite a park, this appealing home is a real surprise package, and feels more like a separate house than a villa. A brilliant layout and fresh, neutral tones provide a sense of light and space, while the private front gardens and big rear paved courtyard offer plenty of room for outdoor entertaining. Complete internal renovations ensure this delightful villa has the feel of a new home and is ready for you to move right in and enjoy modern park-side villa living at its very best.

- Prime street front position in a quiet street, opposite a large park
- Completely renovated internally, giving a 'new home' feel
- Beautiful new kitchen in crisp tones, overlooking rear gardens
- New bathroom and WC, and a large new laundry with plenty of bench space
- Fitted built-in robes with mirrored sliding doors to both bedrooms
- Reverse cycle air conditioning, fibre-to-the-premises NBN
- Big paved rear courtyard with undercover entertaining area
- Own driveway with off-street parking for two vehicles (one under cover)
- Double gated access to rear courtyard, perfect for a boat or trailer
- Appealing, well-maintained group in a manicured garden setting
- Close to great schools and parks, with easy access to the city
- McDougall Lake, Henley's Corner cafe, and train station all within walking distance
- Available with vacant possession, ready for you to move in or rent out immediately

All offers are invited by 4:00pm (AWST) on Wednesday 26th June 2024 (unless sold prior). Offers will be conveyed to the sellers as received and responded to on or before the campaign end date. The sellers reserve the right to accept an offer prior to the end of the campaign, and the home may be sold at any time. Our last few similar listings have sold within days of hitting the market. Whether you're a first home buyer or downsizer, a country buyer seeking the perfect city base, or are simply looking for a great investment, be sure to be amongst the first to view this week. For further information, including guidance on pricing, please call Nik Jones, or for the fastest, most detailed response, please send an email enquiry directly from this website (NO SMS enquiries, please).

**THE DETAILS:** Local Authority: City of South Perth  
Council Rates: \$1,762.67 per annum  
Water Rates: \$943.31 per annum  
Strata Levies: \$650 per quarter  
Total Strata Lot Area: 82sqm

Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer. Note: Virtual/digital staging has been used in images containing furniture in this advertisement. These images are for illustrative purposes only. It is recommended that prospective buyers physically inspect the property prior to submitting an offer.