

**7/56 Colombo Street, Victoria Park, WA 6100**



**Sold Villa**

Sunday, 10 September 2023

7/56 Colombo Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 86 m2**

**Type: Villa**

**\$500,000**

Proudly presented by Fulton Borthwick I am absolutely thrilled to showcase this exceptional home in the highly sought-after Raphael Park Precinct. Nestled on a serene tree-lined street, 7/56 Colombo offers unparalleled convenience, with the stunning Swan River just a short stroll away. City buses are at your doorstep, ensuring effortless commutes, and the CBD and Curtin University are mere minutes' drive away. This is an ideal location at an incredible entry-level price. Impeccably maintained, and move-in ready, this is a wonderful opportunity for a first home buyer, professional couple, or a perfect downsizing option. Investors too will find this a very attractive proposition. With an array of lifestyle choices at your fingertips, it's an irresistible offering. Seize the day! Adding to this home's desirability, the property falls within the renowned Victoria Park Primary School catchment zone. Oh Yes! Key features and benefits include.\* Spacious separate lounge area\* Open-plan kitchen / meals\* Master bedroom with double built-in robes and double glazing for whisper-quiet living and year-round living in comfort.\* Second and third bedrooms with built-in robes.\* Fully renovated deluxe bathroom with a luxurious bath and high-quality fittings\* Renovated kitchen boasting premium stainless steel SMEG cooktop, oven and range hood.\* Fully ducted Evap aircon for your comfort\* ASKO dishwasher\* Rear courtyard access from the meals area, perfect for entertaining\* Separate WC for added convenience.\* Laundry / linen cupboard for easy storage\* Security alarm and grills on windows ensuring peace of mind.\* Brand new hybrid waterproof flooring in the entry, lounge, and passageway\* Interior freshly painted walls and ceiling\* Gas point in the lounge\* NBN FTTH connection, delivering lightning-fast internet access\* 6 Canadian Solar 330W (1.5kw) poly panels and 1 x SMA SB 1.5kw inverter\* Strata fees: approx: \$725pq\* Council Rates: approx: \$1,566.48 (22/23FY)\* Water Rates: approx. 970.53 (01/07/22 to 30/06/23)\* Weekly rental estimated at \$590 to \$610 If you are seeking an urban lifestyle, 7/56 Colombo is a must see. Explore a wealth of leisure options only minutes away, including the Crown Complex, Perth CBD, Optus Stadium, Raphael Park - ideal place to meet the neighbours, and the vibrant Vic Park cafe strip. To learn more about this gem in Victoria Park, or to schedule a private viewing, please contact Fulton on 0481 19 44 39 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.