

**38a Edgecumbe St, Como, WA, 6152**

**Sold House**

Saturday, 24 August 2024



38a Edgecumbe St, Como, WA, 6152

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joe Mucci  
0894742000



Tony De Graaf  
0894742000

## FEATURE FULL FAMILY RESIDENCE

Are you searching for a beautifully appointed, modern family home in an amazing location? Your search stops here!

At the heart of this property is a kitchen with impressive stone bench tops, a sweeping breakfast bar, and top shelf appliances including New oven, Microwave Oven combo and gas cooktop . Feeding the family or entertaining for guests will be an absolute pleasure.

The master suite is a true parents retreat. It is privately positioned, generous in size and fitted out with quality. A double vanity and a huge relaxing bath will make getting ready or winding down easy and enjoyable.

The open plan living extends through to your covered alfresco with New decking. Imagine year round outdoor entertaining adjacent to an easy care, mature garden, ideal for little kids or your furry friends.

Situated a mere stones throw from the locally popular Neil McDougall Park scenic daily walks around the lake or a weekend BBQ will have you there. The convenience of being a short 500m walk to the Canning Bridge Train Station will make getting to the Perth CBD or weekend footy super easy. And you will also find yourself only minutes from sought after private schools and the Curtin University.

Strong, very recent buyer interest in this location from a range of demographics indicate that this property will not remain available for long, make sure you act now, and we'll see you at the off-market exclusive invite only home open.

Features include:

Large, well presented open plan dining, kitchen and lounge area?

Private theatre room

Spacious and private master suite with his / hers walk in robes

Well appointed en-suite bathroom with dual basins and bath?

Three additional double bedrooms all with built in robes and serviced by main bathroom

Plantation shutters in main living, bedroom and office

Built in feature electric display fireplace

New flyscreen front door and rear patio doors

Solar lighting installed in the long hallway

Secure double lock up garage with with rear access to back yard & Storage system with painted floor.

New ducted and zoned reverse cycle air conditioning throughout

LED downlighting throughout

Fully reticulated easy maintenance well established garden

6.6kW solar PV rooftop system

New internal sensor alarm system

Front and rear gardens landscaped and auto retic

The list goes on.... Make your move NOW and Don't Miss Out!

Location offers;

180m walk to the locally popular Neil McDougall Park

500m walk to Canning Brigade Train Station / Kwinana Freeway

4 minute drive to Penrhos College

3.5km to Curtin University

4km to Wesley College

8 minute drive to Perth CBD

City of South Perth | \$3,186

Water Corporation | \$1,593