

75B Gardner Street, Como, WA 6152

SARDELIC
REAL ESTATE

House For Sale

Wednesday, 10 July 2024

75B Gardner Street, Como, WA 6152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



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From \$1,299,000

THIS IS IT! A double-storey custom-built home in riverside Como that you will absolutely fall in love with! The home sits on a survey-strata block with NO common walls and NO strata levies, with 241sqm of building area to enjoy. It is environmentally friendly with low water requirements, wall insulation, Solar panels, and a Solar HWS (ask us for the latest utility bills and you will be amazed!) As you enter you are greeted by Italian floor tiles and a French Oak timber staircase (both used throughout the home). The ground floor has two big bedrooms with built-in robes, a gorgeous family bathroom, and a separate laundry room with plenty of custom cabinetry and bench space with its own drying court. Two sets of sliding doors provide access to the undercover alfresco area adjoining a low-maintenance outdoor space with 'Summer Cool' artificial lawn. As you travel upstairs, along with the Master Bedroom, WIR and ensuite, the top floor opens up into a stunning well-appointed open-plan kitchen, living and dining space, with a separate Study Nook (with custom cabinetry and desk). A balcony adjoins the living areas, where you can look forward to evenings spent having a drink and relaxing with the city and the sunset as your backdrop! Home features include: *3 Bedrooms (BIR/WIR to master) *2 Bathrooms *Study Nook *Double remote garage with shoppers entry and handy access roller door to rear courtyard *Undercover alfresco area with composite decking and great sized courtyard with low-maintenance artificial lawn *Large laundry with feature window *Stunning French Oak floorboards to stairs & bedrooms *Rectified Italian floor tiles to all other areas *31 course high ceilings throughout *Custom-built kitchen with pantry, soft close drawers, integrated bins, Electrolux cooktop, pyrolytic oven, fully integrated microwave & fully integrated Miele dishwasher *Induction cooktop (gas provision available) *Plantation window shutters plus sheer curtains and block outs *LED downlights & ducted reverse cycle air-conditioning with temperature-controlled zones to all rooms *5.2KW Solar system and solar hot water with electric booster (no gas required) *Wall and ceiling insulation *Security alarm (security screens to downstairs alfresco) *plus so much more!! If you're a buyer looking in Como, you know how glorious this location is. The convenient access to public transport and major roadways ensures easy connectivity to Perth CBD and surrounding areas. Leave the car securely at home and enjoy daily walks by the river, plus the following amenity nearby: *300m to Ernest Johnston Reserve & South Perth Library *550m to Preston Street cafe strip with 24 Hour IGA, Karalee Tavern, cafes and shops *800m to Hensman Park Tennis Club *950m from Como Primary School (in catchment zone) *1.1km to Angelo Street café strip & Wesley College *1.7km to South Perth foreshore, Sir James Mitchell Park *2.5km to Mends St café, shopping and restaurant precinct *5.5km to Perth CBD Located in one of Como's most popular streets, this home is perfect for a family or couple seeking a blend of comfort and convenience with a touch of luxury! OUTGOINGS: Council: \$3206.31pa Water: \$1576pa Strata: (insurance share only 33%): \$244.20/year