

**1/186 Labouchere Road, Como, WA, 6152**



**Townhouse For Sale**

Wednesday, 14 August 2024

1/186 Labouchere Road, Como, WA, 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Dean Sims  
0498720009

## LIFESTYLE LIVING

This spacious and well designed townhouse sits in a prime street front position in a well maintained group of five. Offering a generous and functional floorplan along with stunning river views, this home is a perfect opportunity that would be suited to a range of buyers including families, couples, upsizers, downsizers or those searching for a city base. Move in ready but with scope to add value and leave your own mark – this home's size will surprise!

Located in the heart of Como and adjacent to the vibrant Preston Street Café and shopping you'll find everything you need for your daily essentials, as well as a selection of coffee shops and eateries. The location ensures easy accessibility by both car and public transport, whether you're commuting to the CBD or making your way to Curtin University, UWA, Murdoch University, or Perth Airport. With seamless freeway access, extending your journey to farther destinations becomes effortlessly convenient.

Additional features to enjoy:

- Street front townhouse with no common walls in a group of 5 – plus garage parking for two cars and additional space on the driveway
- 496sqm strata allotment with 198sqm of internal living space
- Functional kitchen with stainless steel appliances and ample cupboard and bench space
- Spacious lounge and dining area with ornate cornices, a stylish gas fireplace and access to both front and rear courtyards
- Main bedroom located on the first floor features a spacious walk in robe and split system air conditioning
- Two minor bedrooms are both generous in size and have split system air conditioning
- Bedrooms 1 & 2 are serviced by a modern semi ensuite, featuring floor to wall tiling, bath, shower and separate w/c
- Main bathroom located on the ground floor featuring a large vanity and shower
- Laundry with separate w/c and access to the rear drying court
- Upstairs activity area/secondary living area is spacious in size and features high ceilings, split system air conditioning and access to the balcony
- Expansive rear courtyard is fully covered acting as the perfect area for year-round entertaining
- Secure parking for 2 cars
- An abundance of storage options available including a separate storeroom and under stair storage
- Easy care and low maintenance