

181 Cruikshank Lane, Osborne Park, WA 6017

VIVID*

Villa For Sale

Wednesday, 19 June 2024

181 Cruikshank Lane, Osborne Park, WA 6017

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Villa



Jason Eldridge
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Offers Over \$575,000

It's all about low-maintenance "lock-up-and-leave" living here from within the walls of this neat and tidy 3 bedroom 1 bathroom home that will tick all of your boxes with its practical floor plan and tranquil location just one street back from the buzzing Main Street café and restaurant precinct. Inside, split-system air-conditioning and gas-bayonet heating grace a tiled open-plan living, dining and kitchen area, where most of your casual time will be spent. Complementing all-seasons' comfort are double sinks, a gas cooktop and an under-bench Omega oven in the kitchen, as well as a double-door storage pantry and seamless outdoor access to a lovely paved entertaining courtyard. The larger master-bedroom suite is the obvious pick of the sleeping quarters with its direct courtyard access and triple built-in wardrobes. Everybody's own individual needs will be catered for within the spacious semi-ensuite bathroom, where a shower, separate bathtub, toilet and powder vanity lie in wait. A close proximity to the Osborne Park Bowling Club and other fantastic community sporting facilities at the sprawling Robinson Reserve, other lush local parklands, excellent schools (including St Kieran Catholic Primary School and Servite College), bus stops, the freeway, Glendalough Train Station, the Westfield Innaloo and new-look Karrinyup Shopping Centres, the city, the coast and even the vibrant Mount Hawthorn and Leederville entertainment hubs is simply an added bonus and only enhances the convenience of the desirable easy-care lifestyle on offer to you. What a gem of a find! Other features include, but are not limited to:

- Stylish timber-look bedroom floors
- 2nd bedroom with built-in double robes of its own
- Separate laundry
- Security doors
- Low-maintenance gardens
- Remote-controlled double lock-up garage

Rates, Strata, Property & Local Information: Water Rates: \$1,033.99 (2022/23) City of Stirling Council Rates: \$1,659.17 (2023/24) Strata Levies: Nil Year Built: 2001 Block Size: 205sqm Primary School Catchment: Osborne Primary School Secondary School Catchments: Servite College

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.