

3/211 Labouchere Rd, Como, WA, 6152



Villa For Sale

Friday, 16 August 2024

3/211 Labouchere Rd, Como, WA, 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: Villa

REAR 2 BED VILLA!

Welcome to 3/211 Labouchere Road, Como a charming property perfect for a first home buyer or downsizer seeking a comfortable and convenient lifestyle. This delightful Como Beach villa is tucked away at the rear of this small group of 4, and features 2 bedrooms, 1 bathroom, and 2 undercover car bays (in tandem), with a usable strata area of 102sqm!

Located in the heart of Como Beach, this property offers easy access to a variety of local amenities. Within metres you'll find Como Primary School, the popular Short Black and Sides Barber Shop Cafe, and the Preston Street café strip with a 24 hour IGA supermarket and access to the Swan River walking & cycle paths via the famous Preston Street Pedestrian Bridge!

The villa features include:

- *Open plan living & meals area, with Study nook
- *Bamboo floorboards throughout living & bedrooms
- *Meals area with built-in seating/storage
- *Kitchen with brand new cooktop and rangehood
- *Huge rear courtyard with lock-up storage room
- *Bathroom with high vaulted ceiling, separate WC
- *Master Bedroom with BIR
- *Bed 2 with freestanding wardrobe
- *Freshly painted throughout
- *Parking for 2 (small) vehicles in tandem
- *Access to rear yard from carport
- *Lockable storage room
- *71sqm internal strata area

Como is a highly sought-after suburb known for its friendly community and proximity to essential services. The area is well-connected with public transport, providing easy access to Perth CBD and surrounding areas. This villa is located opposite and within the Como Primary School Catchment Zone. Local amenities include:

- *Opposite Como Primary School
- *200m to Short Black & Sides Café & Barber Shop
- *500m to Preston Street with 24 hour IGA Supermarket, chemist, bakery, butcher, cafes, theatre, Karalee Tavern and so much more!
- *850m to river access, Como Jetty
- *1.5km to Ernest Johnson Oval, South Perth Library & Civic Centre
- *2km to Angelo Street café strip, Wesley College
- *2km to Royal Perth Golf Club
- *2.5km to South Perth Foreshore, Sir James Mitchell Park
- *5km to Perth CBD

Outgoings:

Council Rates: \$1942pa City of South Perth (23/24 Fin Year)

Water Rates: \$1003pa (23/24 Fin Year)

Strata Levies: Self Managed Strata- Shared costs only (insurance, water & lawnmowing): approx \$428 per quarter/ \$1710 per annum.

*All calculations are approximate. Images and plans are provided for marketing purposes only.