








## Tranquil Como Sanctuary

2 1 1

Contemporary, clean and bright with fresh, white walls set amongst a backdrop of green, this is a lovely, quiet reprieve nestled amongst tranquil gardens in the heart of Como. Set within the Woodlands Village complex, this two-story, two-bedroom, one-bathroom, renovated apartment is the ideal abode for first-time buyers seeing a foothold in the property market, downsizers or investors looking for a zero-maintenance opportunity in a sensational area.

From your leafy paved front courtyard, step inside into a gorgeous light-filled living area overlooking your garden. A sleek, modern kitchen with granite benchtops and a separate island bench oversees the casual dining area with a sliding door to your private, decked courtyard.

Perfect for a few pots, plants, a hammock and/or garden furniture, complete with a retractable awning and high walls, this is the place to entertain alfresco style or enjoy leisurely outdoor family meals away from the hustle and bustle. Set back from the road, there is no traffic noise here, just a lovely, peaceful space to call your own.

Upstairs features two comfortable bedrooms, both carpeted with built-in robes in the master and ceiling fans, with the main bedroom boasting a small balcony. Nestled amongst mature trees and foliage, this is a sumptuous space to unwind amongst the treetops. Ideal for nature lovers, perch with your morning coffee, or a good book over a lazy weekend.

Stroll to Preston Street Village and your local café, indulge in riverside cycles and with access to a communal pool, and proximity to arterial roads, convenience and a fabulous lifestyle is assured at this prime address. Perfect

| | |
|---|---|
| **Price** | SOLD for $530,000 |
| **Property Type** | Residential |
| **Property ID** | 30008 |

### Agent Details

### Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

for first-home buyers, downsizers or investors, this is an opportunity not to be missed. Contact Alana Nelson at alana@xceedre.com.au or 0438 280 004.

FEATURES INCLUDE:
Two bedrooms, with built-in robes and features a small balcony in main
Carpet in bedrooms with ceiling fans
Fully renovated kitchen featuring stainless steel appliances, granite benchtops
Timber floor in main areas with solid, timber front door
Modern bathroom/laundry with storage space, floor-to-ceiling tiles
Airconditioning in the main living area downstairs and main bedroom
Outdoor courtyard featuring a modern retractable awning
Communal pool access
Sunny deck at the rear of the property with gated access
Single garage
Under stair storage
Plantation shutters
Quality lights and fittings
Land size 94sqm/Floor size76sqm

LOCATION (approx. distances):
Preston Street Precinct 350m
Como Primary School 750m
Bread Espresso Bar 850m
Penrhos College 1.5km
Royal Perth Golf Club 1.5km
Neil McDougall Park 1.8km
Como Secondary College 1.9km
Mends Street Shopping Precinct 2.7km
South Perth Esplanade 3.0km
Curtin University Bentley Campus 4.1km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*