








## Quiet, Private & Perfectly Located

Tucked away at the rear of a complex of 3, this well presented villa offers the perfect combination of privacy, comfort and convenience in the heart of Osborne Park.

Positioned as the end residence with no common walls, this home enjoys a peaceful setting away from the street, making it an ideal choice for homeowners and investors alike.

Step inside to a functional and inviting layout, featuring a spacious lounge, separate dining area and a seamless flow out to a covered patio, perfect for relaxed entertaining. The well appointed kitchen services the home with ease, while all three bedrooms include built in robes and are centred around a semi ensuite bathroom for added practicality.

Additional features include split system air conditioning for year round comfort, a single garage with storeroom, plus an additional parking space for convenience.

Located less than 7km from the Perth CBD and within easy reach of public transport, shopping, cafes and major arterial roads, this is low maintenance living in a highly accessible location.

Features include:

3 1 2

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| **Price** | SOLD for $765,000 |
| **Property Type** | Residential |
| **Property ID** | 33001 |

### Agent Details

Max Comben - 0419 955 665

### Office Details

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* 3 bedrooms with built-in robes
* Semi ensuite bathroom
* Spacious lounge and separate dining
* Covered outdoor patio
* Split system air conditioning
* Single garage with storeroom
* Additional parking space
* Quiet rear position in a triplex (no common walls)
* Currently leased till October 2026 a $580.00 per week

RATES
City of Stirling $1696.28 p/a approx.
Water $1167.94 p/a approx.
No strata fees (Only 1/3 share of insurance $999.28p/a approx.)

for more information call Max 0419 955 665

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