

# 36B Leonard Street, Victoria Park, WA 6100



## Villa For Sale

Wednesday, 1 January 2025

36B Leonard Street, Victoria Park, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

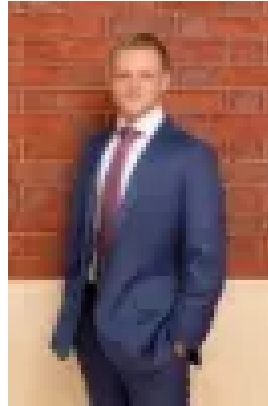
**Parkings: 2**

**Area: 197 m2**

**Type: Villa**



Jay Wood



Jaidyn Wood

## Villa - Victoria Park WA

Looking for some living space? This three bedroom one bathroom villa has two good sized living areas. Being the middle villa in a group of three and walking distance to Albany Hwy. Walk through the front door, on your left is a lounge or living area, it is a good size so plenty of room to spread your stuff out. Walk through to the open plan kitchen/meals/living area which opens on to the outdoor living space. The flooring is laminate, the kitchen has a Westinghouse four burner electric cooktop, and Westinghouse electric oven, with a one and a half metal sinks. The area has an LG split system air conditioner. The three bedrooms are carpeted, the main bedroom has a walk-in robe and a semi ensuite, the two minor bedrooms have a built-in robes. Through the glass-sliding doors, the outdoor entertainment space is of a generous size and has plenty of greenery. There is a single garage and an additional parking bay in front of the door. The home has the security of an alarm and solar panels. Total generation size 6.600kw and total inverter capacity 5.000kw. The location is great, leave the car at home and walk down to Albany Hwy to shop and eat, we are spoilt with so much choice. If you work in the city, there are plenty of buses to catch or if you wish walk or ride your bike to work. This is the Inner-City lifestyle, here is the chance to make this home Your Lifestyle. The home has a really great feel to it. Call today to view!

Council Rates \$2,294.99 Per Annum Water Rates \$1,131.06 Per Annum Strata levies - No Strata Levies