

Sold



9, 9 Powell Street, Osborne Park



## CONVENIENCE LIKE NO OTHER

Second chance!!

Merging comfort and convenience, this two-bedroom, one-bathroom, home promises its residents a fantastic lifestyle close to all that matters in convenient Osborne Park. Fully renovated, freshly painted and move-in ready, this contemporary villa is in the heart of the action and is the ideal home for a professional couple, downsizers, small family, or investor looking for an opportunity in a central location

This villa has everything within easy reach - perfectly positioned just off Main Street, and a short stroll to your local cafes, gym, or sushi bar. Dog Swamp Shopping Centre is only up the road serving all your shopping needs while the Scarborough Beach shoreline and its Esplanade and dining options are less than a 10-minute drive away.

Featuring the ambience of timber-style flooring, natural light and quality fittings, residents will enjoy an open-plan living/dining/kitchen area bathed in natural light. The kitchen has been renovated, boasting pendant lights, overhead cupboards, and ample benchtop space - a gorgeous, contemporary gourmet kitchen at the ready. Both bedrooms enjoy plenty of light and feature double glazed windows for added comfort and security while the renovated bathroom features a bath and sleek, glass, shower.

Outside, enjoy your own, paved courtyard, easily large enough for some

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30081

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

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outdoor furniture and potted plants and you have a wonderful alfresco reprieve for cosy dinners, entertaining friends or simply a lovely space to unwind. Being undercover, outdoor living can be extended here beyond the summer months and with a high wall and screening, your privacy is assured – a sanctuary to relax in far from the madding crowd.

With all the convenience of Osborne Park and Innaloo's shopping experience on your doorstep, nearby quality schools, parks, Lake Herdsman and Perth CBD and the coast just a short drive away, you really couldn't be better positioned to enjoy the spoils of a convenient lifestyle in a stellar location. Please contact Rick Milankov at [rick@xceedre.com.au](mailto:rick@xceedre.com.au) or 0402 676 050 for expressions of interest.

#### Property features

Two-bedrooms

Renovated bathroom with glass shower screen and bath

Double-glazed windows on both bedrooms

Entrance security screen doors on both front and back

Mirrored wardrobe in main bedroom

Spacious living and dining area

Modern, well-appointed kitchen with overhead cupboards, double sink, rangehood, pendant lights, built-in wine rack

Timber-style flooring

Curtains in living room

Evaporative air conditioning throughout

Separate laundry with overhead cupboards and exterior access

Outdoor storage cupboard

Downlights throughout

Private and secure undercover entertainment courtyard with fencing

Garden shed

Carport

#### Location (approx. distances):

Osborne Primary School 1.5km

Servite College 1.4km

Glendalough Train Station 1.4km

Dog Swamp Shopping Centre 2.5km

Lake Herdsman 3.9km

Innaloo Shopping Centre 3.9km

Innaloo Cinema 4.2km

Lake Monger 4.4km

Churchlands Senior High 5.9km

Perth CBD 6.3km

Scarborough Esplanade 7.9km

*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.*