

Sold



110D Edward Street, Osborne Park



Under offer, above advertised price - MODERN VILLA IN A PERFECT LOCATION!

Enjoy the spoils of easy living in the heart of a super convenient location, just moments from numerous dining options, shopping, public transport and schools in this contemporary and secure two-bedroom, one-bathroom villa.

The ideal home for a professional couple, downsizers, small family, or investor seeking an opportunity in a central location, this apartment has everything within easy reach - perfectly positioned in vibrant Osborne Park and within easy walking distance to Main Street's eclectic restaurants, nearby Dog Swamp Shopping Centre, serving all your shopping needs and the Scarborough Beach shoreline and its bustling Esplanade less than a 10-minute drive away.

Set back from the road in a quiet and secure position, with established garden beds framing the driveway, step into a light, bright, tiled living room that enjoys natural light and generous proportions. The kitchen features everything the modern-day chef requires with ample timber cabinetry, overhead cupboards, and pantry, offering plenty of storage space, a built-in oven, double sink, and contemporary features. Overlooking the casual dining area, this is a gorgeous, inviting space overlooking the courtyard outside, providing a cohesive space that readily extends indoor and outdoor living in the warmer months.

Open up your sliding doors and step out onto a paved and private courtyard, a terrific alfresco space to enjoy outdoor dining, BBQ's, a casual weekend reprieve to relax and unwind with a glass of wine and a good book surrounded by a high fence and raised beds of Frangipanis and Agave

🛏 2 🚶 1 🚗 2

**Price** SOLD for \$640,000

**Property Type** Residential

**Property ID** 30647

#### Agent Details

Rick Milankov - 0402 676 050

#### Office Details

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

**XCEED**   
REAL ESTATE

plants. Enjoying outdoor lighting and a pond, this is a lovely space to entertain too and easily large enough to accommodate outdoor dining furniture.

The two bedrooms are of good size and both enjoy the comfort of carpet and built-in robes with a separate bathroom providing a bath while an extra storage room attached to the garage adds further convenience. A wonderful lock-and-leave, private apartment tucked back from the street yet striking distance to everything that matters. Throw in easy freeway and public transport access, and you have a sensational home that ticks all the boxes! For expressions of interest, please contact please contact Joe Da Mata on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) 0406 237 964, or Rick Milankov on [rick@xceedre.com.au](mailto:rick@xceedre.com.au) 0402 676 050.

#### Property features

Two carpeted bedrooms with built-in robes,  
Bathroom features glass shower screen, a bath  
Spacious tiled living area with gas bayonet  
Open-plan kitchen and dining areas  
Compact and well-appointed kitchen with timber cabinetry, overhead cupboards, double sink, pantry, built-in oven, dishwasher  
Separate laundry with linen press, sliding doors to exterior  
Paved alfresco area with high fence, established garden beds, outdoor lights, and pond  
Paved area with tropical gardens at side of home  
Drapes in main bedroom and living room  
Security screen on front door with portico entrance  
Downlights  
Double garage with extra parking available on paved driveway  
Attached storage room to garage

#### Location (approx. distances):

Osborne Primary School 550m  
Servite College 750m  
Glendalough Train Station 2.2km  
Dog Swamp Shopping Centre 2.7km  
Innaloo Shopping Centre 3.8km  
Herdsman Lake 3.9km  
Innaloo Cinema 4.0km  
Lake Monger 5.2km  
Churchlands Senior High 5.7km  
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.*