

Under Contract



3, 267 Main Street, Osborne Park



## EASY, OSBORNE PARK LIVING

An affordable entry point into the property market, this neat two-bedroom, one-bathroom villa couldn't be better positioned to enjoy the spoils of ultra-convenient living in central Osborne Park. Located in the secure Mainwest Close Complex, just footsteps from parks and Roselea Shopping Centre and Cr,ystal Shopping Plaza, this is a home tailor-made for first-home buyers, downsizers or investors seeking a property in a desirable and central area close to everything.

Light and bright and set back from the street, this villa enjoys a quiet position, featuring timber-style flooring and air-conditioning in the main living area. Soaring ceilings and high windows in the newly renovated kitchen/casual dining areas create a beautiful sense of space of light while glass splashbacks, overhead cupboards and built-in oven ensure everything is here for the modern chef.

Two good-sized bedrooms feature the comfort of carpet, one with split system air conditioning and rear access, while a bathroom/laundry accommodates with a glass shower screen and access to the outside. Fully enclosed with easy-care, durable artificial turf, set up an outdoor table and chairs and enjoy your own private sanctuary away from the crowds and with a small garden shed, you have extra storage options too.

Moments from lakes, parks, shopping precincts, including Dog Swamp and Innaloo Shopping Centres, Tuart Hill's dining options and Osborne Park's

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**Price** Offer from \$359,000

**Property Type** Residential

**Property ID** 30950

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

Xceed Real Estate - Sales  
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retail options and public transport, it doesn't get any more convenient than this. Hutton St and Karrinyup Rd are just moments away, making travelling a breeze with Perth CBD and Scarborough coastline/esplanade and sunset markets just 15 minutes away.

The perfect lock and leave, low-maintenance villa in a sensational location, this one won't last! 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 carpeted bedrooms
- One bathroom with glass shower screen/ laundry space
- Open-plan kitchen/casual dining zones
- Separate living room
- Newly renovated kitchen with overhead cupboards, glass splashbacks, built-in oven
- Split system air-conditioning in living room and main bedroom
- Ceiling fans and timber-style flooring in living area
- Private rear courtyard
- Compact easy-care garden with low-maintenance artificial turf
- Garden shed
- One car- carport
- Security cameras
- Secure and set back from road

Location (approx. distances):

- Roselea Shopping Centre 1.1km
- Robinson Reserve 1.1km
- Servite College 2.1km
- Glendalough Train Station 3.4km
- Dog Swamp Shopping Centre 3.6km
- Herdsmen Lake 4.5km
- Innaloo Shopping Centre 4.4km
- Perth CBD 8.6km
- Scarborough Esplanade 8.4km

*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.*