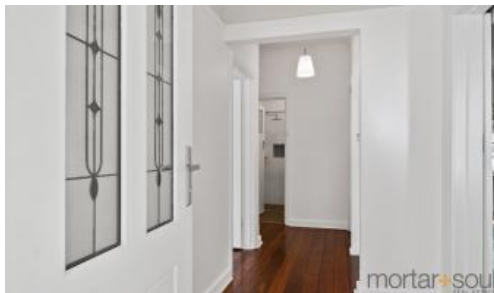




45A Monash Ave, Como



A Journey Through Time!

Your heart will be warmed in one way or another as you step into this charming 3 bedroom 2 bathroom street-front home where gorgeous original character towards the front of the house meets a quality modern extension at the rear.

Its perfect position opposite Collier Primary School is simply an added bonus, whilst Cosmos Food Store only metres away proves that the old "corner deli" is still very much alive in some parts of Perth. There, you will also find a hair spa, physiotherapist, Pilates studio and more.

Beyond a gated yard and beautiful white picket fence lie soaring high ceilings, solid wooden Jarrah floorboards, feature skirting boards and decorative cornices of yesteryear. The front master bedroom is the most spacious of the three and both bathrooms have been cleverly revamped or designed to a very high standard, whilst a stunning French door reveals a large kitchen with room for casual meals if needed, a stainless-steel Emilia five-burner gas cooktop/oven, a sleek white Whirlpool dishwasher and attractive glass splashbacks.

Another French door opens to a large dining area that splendidly overlooks the massive sunken L-shaped living room. With maximum functionality firmly in mind, this zone is light, bright, leaves space for a study nook and seamlessly extends outdoors to a private and leafy courtyard entertaining deck via sliding-stacker doors. It really is the perfect place to sit, relax and unwind, no matter what the time of day.

3 2 4

Price SOLD for \$860,000
Property Type Residential
Property ID 112

Agent Details

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mortar & soul
REAL ESTATE

Stroll to bus stops, restaurants and the Como Hotel too, with Penrhos College, Collier Park Golf Course, the sprawling Wesley Playing Fields, Curtin University, Waterford Plaza Shopping Centre and the vibrant Preston Street shopping precinct all within a very handy radius. Our picturesque Swan River and the spectacular South Perth foreshore are also nearby, as are the city, freeway and other major arterial roads. An adorable residence in an ultra-convenient location – what a gem of a find!

Other features include, but are not limited to:

- Leadlight feature entry door
- Engineered low-maintenance timber-look flooring to the dining area and sunken living room at the rear
- Split-system air-conditioning, gas-bayonet heating, feature down lighting, quality modern blind fittings and custom built-in cabinetry to the living room
- Ceiling fans and full-height mirrored built-in robes in all three bedrooms
- Split-system air-conditioning in the master and second bedrooms, as well as the extended main living space
- Renovated bathrooms – inclusive of a main bathroom with a rain shower, toilet and vanity
- Stylish and fully-tiled second bathroom with a bathtub, rain showerhead, toilet, heat lamps, a stone vanity and a cleverly-concealed European-style laundry
- Paved courtyard extension at the rear, next to a lock-up storeroom, an under-cover clothesline and double side gates
- Double front gates that secure driveway parking for two cars, underneath a shade sail
- Lock-up workshop or storage area – which was once the original garage – with external access to the rear
- Built-in hallway storage to the entry
- Stylish light fittings
- Gas hot-water system
- Rainwater tank
- Lush front-yard lawns and reticulated gardens
- Side-access gate linking the front and rear of the property
- Off-road parking bays opposite the home – ideal for guests and visitors

Block size: 410 square metres

Council Rates: \$2,295 or \$573.90 per quarter (Approx)

Water rates: \$780 (Approx)

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