



3/154 Edward Street, Osborne Park

SOLD BY JOEL COOPER!

CHEF'S KITCHEN, LEAFY COURTYARD, SECURE COMPLEX - TICKS ALL BOXES!

Welcome home to your peaceful retreat in the heart of Osborne Park. Privately positioned in a secure, boutique group of just eight, this ground-floor apartment presents as new, and offers the perfect blend of comfort, quality, and convenience - ideal for first home buyers or savvy investors alike.

The open-plan living and dining area flows effortlessly from the wraparound chef's kitchen, complete with a 900mm 5-burner freestanding gas cooker, generous bench space, and ample storage - a true home cook's delight. A king-sized master bedroom, stylish modern bathroom, and well-placed European laundry add to the sense of space and practicality throughout.

Step outside to your leafy, north-facing courtyard - a tranquil green haven framed by manicured garden beds, perfect for quiet mornings or entertaining friends. With a covered car bay and storeroom behind secure gates, plus an unbeatable location, moments from Main Street's café strip, and freeway access moments away, this one ticks every box. Don't delay - contact Joel today with any queries and to register for the viewing!

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FOR SALE
SOLD BY JOEL COOPER!

AGENTS

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AGENCY

LJ Hooker Subiaco
(08) 9382 3959

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Boutique group of just 8 apartments with secure gated entry
- Built 2015, presents as-new!
- Light-filled, north-facing ground floor apartment
- Chef's kitchen with a 900mm 5-burner freestanding gas cooker and ample storage / bench space
- Spacious open-plan living and dining flowing out to the private courtyard with manicured garden beds
- King-sized master bedroom + versatile second bedroom
- Modern bathroom + European laundry & storage
- Covered car bay with attached storeroom
- Additional visitor parking within the secure gate & abundant street parking
- Exceptional first home or investment opportunity
- 60m2 Internal, 23m2 Courtyard, 4m2 Storeroom, 14m2 Car bay, 101m2 Total Strata Area

Outgoings (approx.):

- Council Rates: \$1,580 p/a
- Water Rates: \$1,166 p/a
- Strata Levy: \$1,118 p/q
- Reserve Levy: \$170 p/q

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

MORE DETAILS

Property ID	855HNF
Property Type	Unit
House Size	83 m2
Land Area	101 m2
Including	Air Conditioning Intercom Built-in-Robes Close to Schools Close to Shops Close to Transport Security Access Window Treatments

Joel Cooper 0488 242 283

Sales Consultant | jcooper.subiaco@ljhooker.com.au

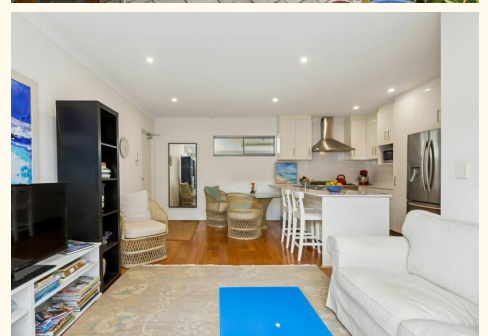
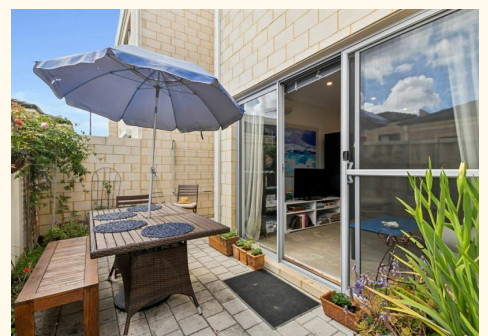
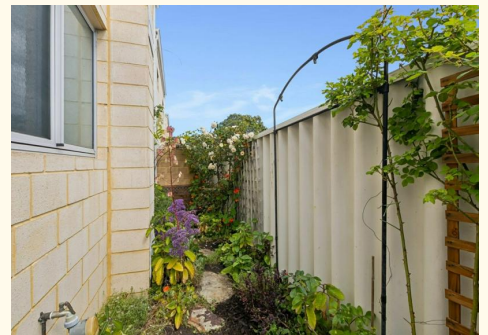
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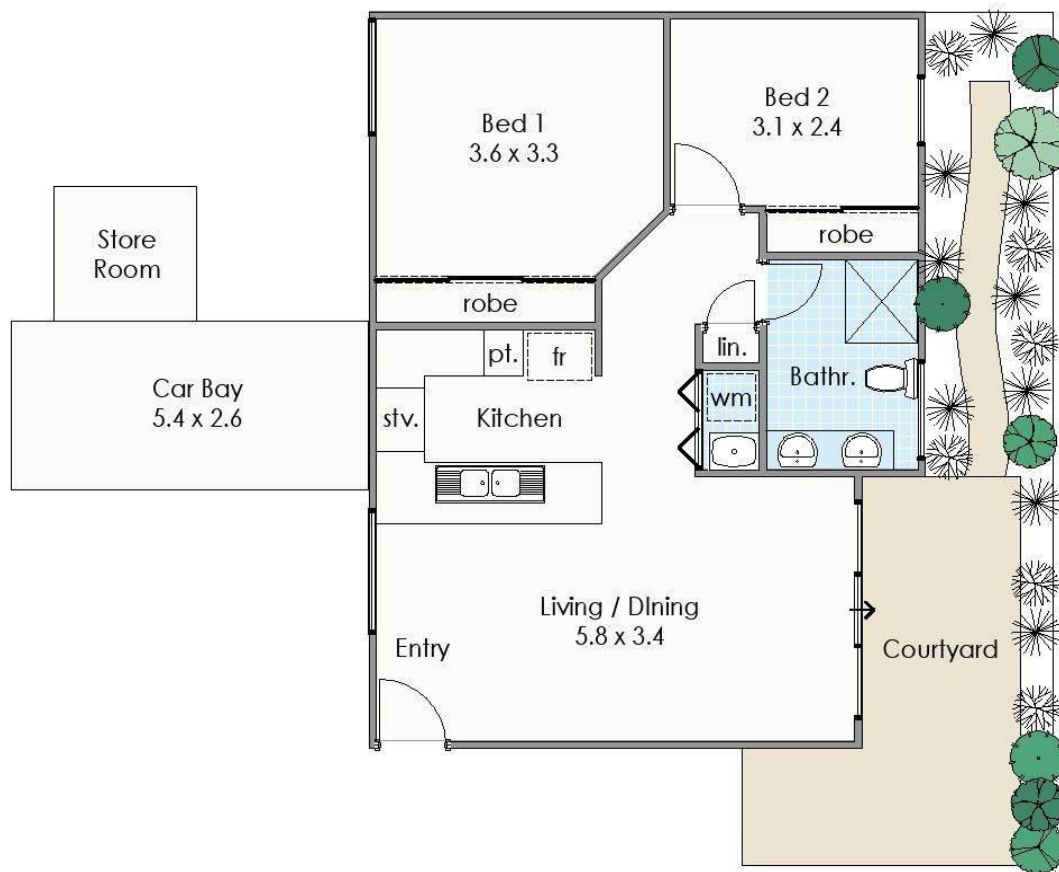
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Approximate Areas

Residence:	60m ²
Courtyard:	23m ²
Car Bay:	14m ²
Store Room:	4m ²
Total area:	101m²

These plans have been produced for marketing purposes and are approximate only. They are not suitable for other uses.
www.cribcreative.com.au



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Osborne Street**