

**6/56 Oats Street East Victoria Park WA**

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Well presented, this stylish double brick home/villa delivers a fresh and inviting sanctuary for the next lucky owner. Centrally located and complimented by surrounding homes of similar style, this property offers a safe and secure oasis. The hub of the home is comprised of a functional open plan living with timber flooring, neutral colour scheme complimented by modern window treatments and appliances. With all year-round comfort in mind reverse cycle split air conditioning is provided to the main living area. Set on a generous 240sqm block with a private outdoor space boasting established garden beds plus double parking, this property is priced to sell so act quickly to secure your little slice of heaven.

**Type** : Villa  
**Building Size** : 123 sqm  
**Land Size** : 240 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/east-victoria-park/residential/villa/7544724>

**KEY FEATURES INCLUDE**

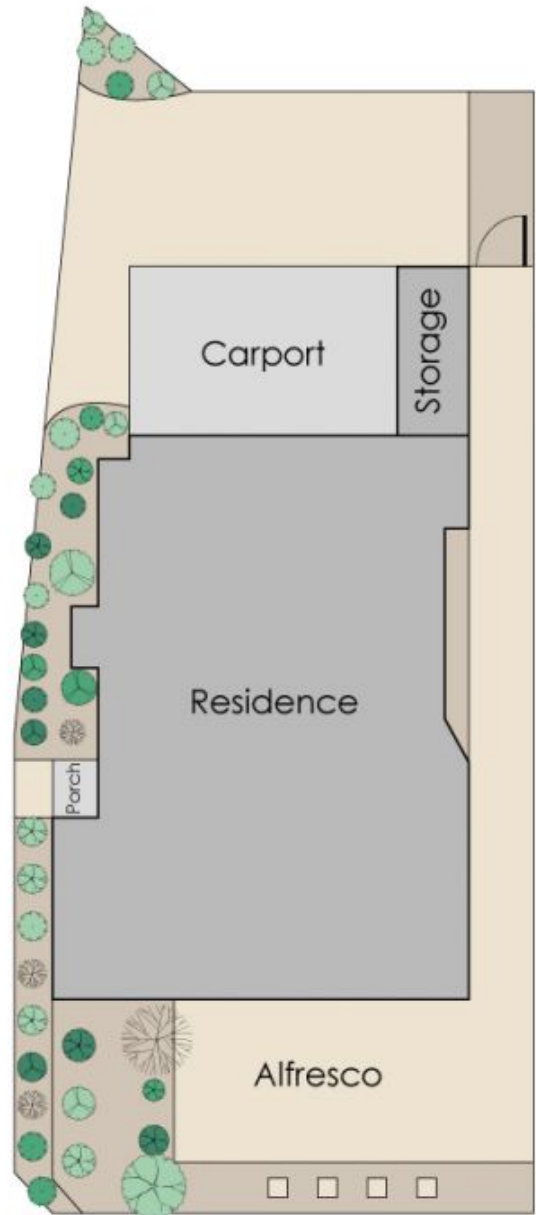
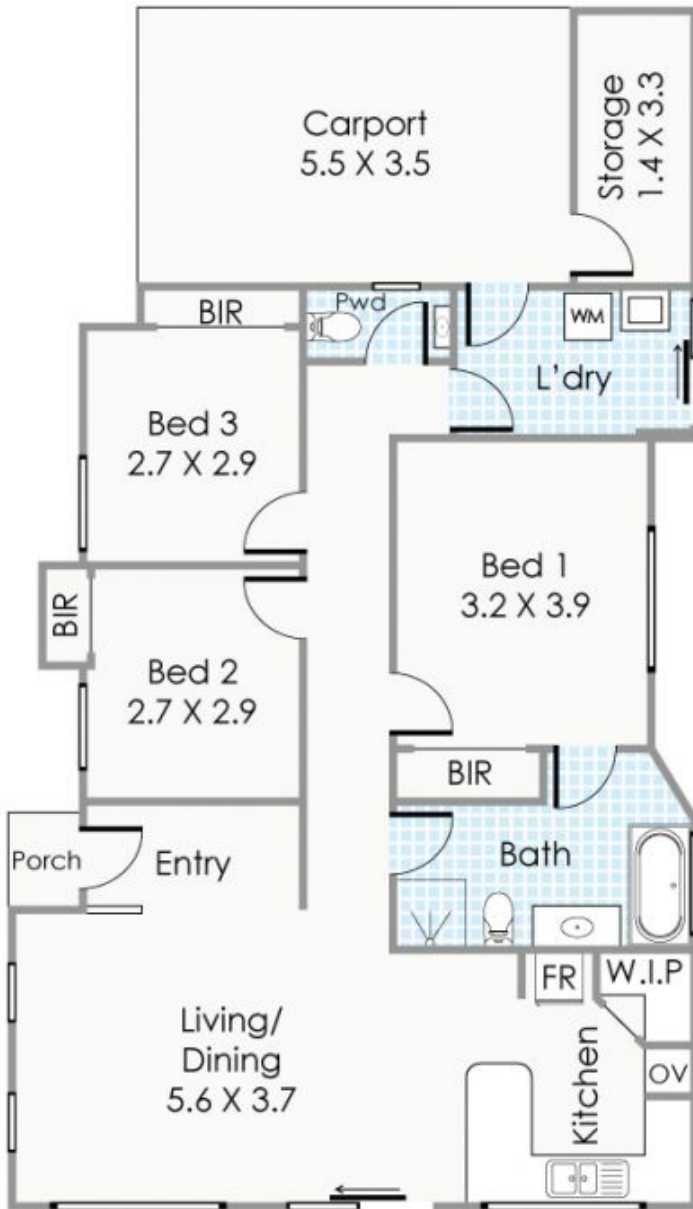
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**Daniel Kelly**  
08 9277 4200



Total Lot Size: 240m<sup>2</sup>

Approximate Areas

Residence:	99m <sup>2</sup>
Carport:	19m <sup>2</sup>
Storage:	5m <sup>2</sup>
Porch:	1m <sup>2</sup>
<b>Total Area:</b>	<b>124m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cibs Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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