

1/140 Melville Parade, Como, WA 6152

Unit For Sale

Friday, 5 April 2024

**Jones
Ballard**

1/140 Melville Parade, Como, WA 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Unit



Giuli Zirino

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Suit Buyers Over \$450,000

Located just moments away from the bustling Preston St shopping and café precinct and the tranquil Swan River foreshore, this contemporary apartment presents an excellent opportunity for first-time buyers and investors alike. Set within a well-kept attractive complex, this ground-floor end unit offers practical living spaces and is meticulously maintained. The spacious courtyard provides a perfect spot for relaxation or entertaining guests. This charming property must be seen to be appreciated. Available to settle with vacant possession.

Key Features: Pets allowed (with strata approval) Secure and Convenient Complex: Situated in a boutique group of only 14 apartments, this front-facing unit offers the lucky buyer a pleasant and comfortable lifestyle. The unit is secure behind remote-controlled gates and a locked, keypad-coded pedestrian gate.

Ideal Location: Just a short walk from Preston St precinct, residents have easy access to amenities such as the Cygnet cinema, cafes, and essential shops. Public transport options and the nearby pedestrian bridge further enhance convenience.

Well-Maintained and Comfortable: This apartment is presented in excellent condition, with updated flooring adding to its appeal. The 26sqm courtyard provides additional space for relaxing and entertaining.

Parking and Storage: Undercover secure parking for one car accessible via remote controlled security gates. Plus visitor bays and plenty of on street parking options. The lockable brick storeroom provides ample space for additional storage needs.

Blue Chip Investment: With its proximity to the city, local amenities, and transport options, this property represents an excellent investment opportunity. Rent potential approx \$550 per week.

OUTGOINGS: Council Rates: \$1,759.04 (approx.) p.a Water Rates: \$804.32 (approx.) p.a Strata Levy: \$643.08 (Admin) + \$172.50 (special levy) per qtr

Contact Giuli Zirino on 0417970588 or giuli@jonesballard.com.au to register your interest.