

2/45 Robert Street, Como, WA 6152

Sold Unit

Friday, 3 November 2023

2/45 Robert Street, Como, WA 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Unit



Paul Tonich
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Corey Adamson
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\$420,000

Nestled in the highly coveted riverside neighbourhood of Como, this delightful 71 sqm ground floor apartment boasts two bedrooms, one bathroom, an undercover car bay and a beautiful north-facing courtyard. Como offers an enviable lifestyle, characterised by its scenic riverside locale, close proximity to the Perth CBD, and a perfect fusion of suburban tranquillity and urban conveniences. The open-plan lounge and dining area blend nicely with the kitchen, which opens onto a charming balcony and both bedrooms offer generous proportions. It's worth noting that this is one of just nine units within the strata group. Nearby, you'll find gyms, sought-after schools, cafes, and convenient public transportation, all of which hold strong appeal for both potential tenants and homeowners. For the astute investor this property has a rental appraisal of approx \$450 a week.

FEATURES YOU'LL LOVE:- Neat and tidy complex - Air-conditioned main bedroom - Manicured gardens - Secured laundry - Fresh paint, new fans and new door handles

INFORMATION YOU'LL NEED: Council rates: \$1,755.41 per annum Strata levies: \$1,891.45 per quarter ****OWNER WILL PAY 12 MONTHS OF STRATA FEES AT SETTLEMENT**** Water rates: \$134.42 bimonthly approx. Complex size: 9 Complex built: 1962 Pets allowed: Permission may be given on a case by case basis.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.