

32/2 Preston Street, Como, WA 6152



Sold Unit

Saturday, 30 September 2023

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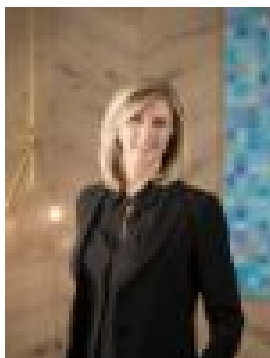
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 82 m2

Type: Unit



Suzanne Brown
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\$580,000

Step into a world of convenience and style with this well-maintained, spacious 3-bedroom, 2-bathroom apartment nestled in the heart of Como's riverside precinct. Just footsteps away from the vibrant Preston Street shopping and cafe strip, local parklands, and the picturesque river's edge, this property offers a unique blend of inner-city living and tranquillity. Boasting a spacious and functional layout, the open plan living area seamlessly connects to a balcony that invites the outdoors in. Picture yourself enjoying a morning coffee or taking a refreshing dip in the pool or strolling along the river's edge whenever you desire and unwinding after a long day in this perfect retreat. This incredibly neat and well-maintained home allows you to move in and unpack, yet also presents the opportunity to renovate and add your personal touch. Whether you're seeking a new home, a valuable addition to your investment portfolio, or a city base, this property is an ideal choice. For investors, this property presents a golden opportunity and ensures an immediate return on your investment. These tenants have lovingly called this apartment their home for 9 years and are currently paying \$455 per week with a lease in place until June 2024.

FEATURES INCLUDE:

- Large main bedroom with ensuite and balcony access
- Two additional good-sized bedrooms with built in robe
- 2 Bathroom
- Bathtub in main bathroom
- Main bathroom with integrated laundry
- All bedrooms are carpeted for comfort
- Open plan living and dining
- Gas cooktop
- Split system air-conditioning in living
- Communal swimming pool
- Allocated car bay with secure gated entry

LOCATION INFORMATION:

- 40 m to café and restaurants
- 300 m to Como Centre
- 500 m to Como Beach
- 800 m to Como Primary School
- 1.8 km to Penrhos College
- 2.1 km to Como Secondary College

RATES (approx.): Council rates: \$2,240.59 per annum
Water rates: \$1,052.28 per annum
Strata: \$745.27 per quarter + Reserve fund: \$99.43 per quarter = \$844.70 per quarter

Don't let this opportunity slip through your fingers. To view this gorgeous property please call Suzanne Brown on 0417 916 220. We have, in preparing this advertisement, used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.