

33 Robert Street, Como, WA 6152

selling perth.
REAL ESTATE

House For Sale

Tuesday, 30 April 2024

33 Robert Street, Como, WA 6152

Bedrooms: 4

Bathrooms: 2

Area: 575 m2

Type: House



Con Paioff

Suit Buyers From \$1.5 Million Plus

Home Open On Saturday 4th May From 10.00am to 10.45am This truly unique riverside property is unlike any other in Como and the rarity of this opportunity has now become available for the first time in over 65 years. An amazing 4 Bedroom 2 Bathroom property that consists of a solid and well maintained 1940's 2 Bedroom Californian Bungalow house facing onto Robert Street. Also, there is a large fully self-contained 2 Bedroom apartment nestled above the house and with its own separate access from Greenock Avenue. Please know, both the house and apartment are on the one title. The property also sits on a valuable 575 sqm block which is Zoned R30, and this represents an opportunity for possible development potential at some time in the future (Subject to WAPC and Council Approval). These are a few things to consider about the House:

- Approx 222 square metres of building area
- High ornate ceilings and jarrah floors to the original section of the house
- Leadlight doors and windows
- Potential to create an Ensuite Bathroom to Bedroom 1 and an additional bedroom (Bed 3) via the adjoining Study/Activity area
- Garage with drive through access to the rear

Plenty of space in the backyard for outdoor entertaining

These are a few things about the Upstairs Apartment:

- Fully self-contained unit that could be used by anyone in the family requiring their own space/office, or it could be rented for approx. \$ 500 per week for some extra income.
- Approx 101 square metres of internal living space
- Brand new split system air conditioning to the living area
- Fresh new carpets, blinds and recently painted throughout
- Open car bay

The property would suit the following buyers:

- Small to medium size families looking for room to spread their wings
- Renovators who can take this property to the next level
- Investors - The anticipated rental income from the house and apartment is approx \$ 1,200 per week/\$ 62,400 per annum

Amazing access to the City and to all parts of the metro area via easily accessible freeways and highways. Unbeatable location, with an array of shopping, eatery and entertainment options right on the doorstep.

Outgoings:

- Council Rates: \$ 3,650 per annum
- Water Rates: \$ 2,100 per annum

The virtual furniture and fittings are for illustration purposes only. Please get in touch with Con Paioff on 0407 947 449 for more information or to arrange a private viewing.