

**4/35 Preston Street, Como, WA 6152**



**Townhouse For Sale**

Monday, 4 March 2024

4/35 Preston Street, Como, WA 6152

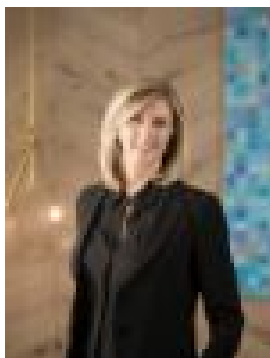
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 105 m2**

**Type: Townhouse**



Suzanne Brown  
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**From \$699,000**

Step into the comfort and convenience of 4/35 Preston Street, Como! This delightful townhouse represents the pinnacle of lifestyle living, catering to families, professionals, or savvy investors. Featuring three spacious bedrooms, a modern kitchen, and a well-appointed bathroom, this property is designed for both family living and home office arrangements with a separate toilet for added convenience. Step outside to the courtyard, perfect for hosting gatherings along with enjoying the low maintenance lifestyle this townhouse offers. The property is currently tenanted for \$615 per week and this property presents an outstanding opportunity to enter the market or make a savvy investment in a highly sought-after location.

**PROPERTY FEATURES:**

- 3 Generous Bedrooms
- Split System Air-Conditioning to Master Bedroom
- Expansive Master Bedroom
- River facing balcony
- Open Plan Kitchen, Meals & Family Room
- Split System Air-Conditioning to Living
- Private Courtyard
- Low Maintenance Gardens
- Single Garage with Manual Door
- Security Screens to Front & Rear Doors
- Walking Distance to Cafés, Cinema, River & Shops

**LOCATION INFORMATION (approx.):**

- 290 m to Preston Street IGA
- 500 m to Como Primary School
- 800 m to Como Jetty
- 1.6 km to Angelo Street Market
- 1.7 km to South Perth Primary School
- 1.9 km to Wesley College
- 2.2 km to Sir James Mitchell Park
- 2.3 km to Coode Street Jetty

**FINANCIAL INFORMATION (approx.):** Council rates: \$ 2,411.26 per annum  
Water rates: \$ 1,302.06 per annum  
Strata: \$750.00 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.