

# 4/61 Mary Street, Como, WA 6152



## Apartment For Sale

Saturday, 13 April 2024

4/61 Mary Street, Como, WA 6152

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 97 m2**

**Type: Apartment**



Chiara Pacifici

## Contact Agent

This delightful, private and secure, renovated 3 bedroom top floor apartment awaits you. Located in a quiet, sought after, green and leafy Street - just a short walk to Como Beach. Glass bi-fold doors expand your living and dining areas so you can enjoy panoramic views of the Swan River, sailing boats and glimpses over to Matilda Bay whilst you cook, entertain or quietly read a book. This 1st floor apartment is a rare find, being only one of 4 (quadruplex) on a large Lot in a very well-maintained group (Circa 1974).

**Blue-Chip Location:** Walk or cycle to Karalee Shopping Centre, the Tavern, restaurants and cafes on Preston Street. You'll love being able to walk to Como jetty, shops, parks, restaurants. From the Jetty you can look at the City at night. You're likely to see fireworks from the City and watch river activities from the unit balcony.

**Features you'll love:**

- Stunning modern kitchen with dishwasher and ample cupboard and pantry space
- Beautiful wooden floors
- Carpeted bedrooms with mirrored robes, 2 x with air conditioning
- Modern bathroom with floor to ceiling tiling, bath and separate shower
- Separate modern laundry with ample cupboards and separate toilet
- Freshly painted (specified areas)
- New Daikin reverse-cycle air conditioning systems to 3 rooms. Gas bayonet for extra heating.
- Sparkling large pool, green lawns and lush gardens that are meticulously cared for and managed by resident caretaker
- Security gates with intercom system
- Parking for 3 cars! 1 x garage (no door) PLUS 2 x additional secure parking bays
- Storeroom
- Secure. 'Lock up and leave'
- 97 sqm of living – total strata area 104sqm (excluding balconies and car bays)
- Option: some furnishings / white goods available
- New efficient LED lighting throughout the entire home

**Strata Details:** Lot 4 on Strata Plan. 2244 Vol. 1371. Fol. 725

**Outgoings:** Council Rates: \$1,936.13 p/a (approx.) Water Rates: \$ 1,050.00 p/a (approx.) Strata Fees: Admin Fund \$850.00 p/q (Total: \$3,400 per annum)

**Disclaimer:** Please note that while best effort is made to ensure rates and details are correct at time of listing, they are provided for reference only and may be subject to change. Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.