

**403/20A Henley Street, Como, WA 6152**

**Sold Apartment**

Monday, 14 August 2023

**Jones  
Ballard**

403/20A Henley Street, Como, WA 6152

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m<sup>2</sup>**

**Type: Apartment**

## Contact agent

Set in an elevated position on the 4th floor of 'Henley on Park', a boutique landmark development offering a prime location opposite the stunning McDougall Lake, this near-new 1 bedroom, 1 bathroom executive apartment presents an exceptional opportunity for those seeking a contemporary and luxurious living space. Conveniently located within easy walking distance of Canning Bridge Station and the exciting new Canning Bridge Precinct, this apartment offers an unmatched lifestyle experience.

**LOCATION AND LIFESTYLE** With a central position amidst Perth's three main universities, convenient access to educational institutions is assured, while the flourishing local dining and entertainment scene has gained a well-deserved reputation for excellence, providing residents with ample options for dining and leisure activities. From strolling along the river foreshore to enjoying the serene beauty of McDougall Lake Reserve just across the road or venturing across Canning Bridge to explore the many bars and cafes of Applecross, this superb apartment offers an enviable near-city lifestyle.

**THE APARTMENT** Step inside this thoughtfully designed apartment and be greeted by an open plan living and dining zone that flows to a private balcony, allowing for seamless indoor-outdoor living. The beautiful kitchen boasts stone tops and ample storage space, creating a culinary haven for aspiring chefs, while the spacious bedroom features built-in robes and balcony access, providing a comfortable and tranquil retreat. Indulge in the luxury of a well-appointed bathroom, while the hidden laundry area ensures convenience and practicality. A northern aspect with huge windows allows plenty of natural light, while a superb treetop outlook to the lights of the Perth city skyline provide a beautiful outlook so rare to find in this price bracket.

**COMPLEX FACILITIES** Residents of Henley on Park enjoy access to a stunning communal rooftop garden and entertaining area, offering breathtaking views of treetops, the river, the city skyline, and serene McDougall Lake with a Perth Hills backdrop. Whether you seek relaxation or socializing, this picturesque setting is the perfect place to unwind and enjoy the beauty of the surroundings. The apartment includes one secure, undercover parking bay, ensuring the safety of your vehicle, while free street parking is readily available for guests. Additionally, a dedicated basement-level storeroom provides a convenient solution for storing personal belongings.

**THE FINER DETAILS** Meticulously crafted in 2020 with the highest quality finishes, exuding a sense of luxury and style. Enjoy the comfort of reverse cycle ducted air conditioning, providing year-round climate control comfort. The video intercom security system, coupled with remote gate release, enhances the safety and security of residents. The kitchen features stainless steel appliances, including an integrated dishwasher, adding convenience to your culinary endeavours, while a gas cooktop offers precision and efficiency, elevating the cooking experience. The building incorporates solar panels, contributing to sustainable living and reducing environmental impact. High-speed NBN connectivity is also available, ensuring seamless internet access for work or leisure activities.

**OCCUPANCY** The apartment is currently leased to an amazing tenant until 7th December 2023. While for owner-occupiers this means that you could not move into the home until after the expiry of the lease, it also means that the apartment will be well cared for, with an excellent rental return until you are able to move in, and of course, for those seeking a brilliant investment, you could not find a better tenant to care for your property and contribute towards your ownership costs.

**MORE INFORMATION** Local Authority: City of South Perth Council Rates: \$1,344.27 per annum Water Rates: \$997.76 per annum Strata Costs: \$876.20 per quarter Rental Income: \$480pw (Fixed lease until 7/12/23) Lot area: 81sqm (53sqm living, 8sqm balcony, 15sqm parking, 5sqm storage) Price Guide: Suit Buyers Mid-\$400ks For further information or to schedule an inspection, please call Nik Jones on 0417913966, or send an email enquiry from this website.