

**7/333 Canning Highway, Como, WA 6152**



**Other For Sale**

Friday, 19 April 2024

7/333 Canning Highway, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Kathryn Perin  
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Cristina Spinella  
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## UNDER CONTRACT

Your Local Rays of Sunshine welcome you to 7/333 Canning Highway, Como. First time buyer? Investor? Downsizer? Whichever best describes you; we have the property you've been looking for! This cosy first floor apartment is surprisingly spacious and oozing character and charm. Nestled in a complex of only 8 apartments and perfectly positioned in the heart of Como, pleasant walking distance to local amenities such as the Preston Street entertainment precinct and easy access to public transport options. For the investor: With a vacancy rates at an all time low, now is the time to add to your portfolio! This property is a lock up and leave with no garden maintenance required and close to all amenities, everything a prospective tenant would be looking for! Send an enquiry now to unlock the estimated rental return. For the down sizer: There is no need to give up the lifestyle of living in Como when you're looking to downsize. This spacious unit provides you with everything you need in the same great location, but with minimal maintenance required meaning you can come and go as you please! For the first home buyer: This is a fantastic starter. With two spacious bedrooms, a main open plan living, kitchen and dining area, this is a great first home with the lifestyle to go with it. Plus, it could become a solid investment in the future! Charming features include: • Country style, sundrenched kitchen • Spacious living room with views to the garden. • Two generous bedrooms, both with built-in robes, the Master is HUGE! • Bathroom/wet room with large shower recess, basin, laundry facilities and a washing machine included! • Air conditioning An enviable lifestyle on offer here! Viewing will impress. PROPERTY PARTICULARS: Internal Area | 68 m<sup>2</sup> External Area | 19 m<sup>2</sup> Storeroom | 4m<sup>2</sup> Parking | 1 + visitors bays Pets | Permitted 2023/24 OUTGOINGS: City of South Perth | \$1,748.16pa Water Corporation | \$834.29pa Strata Levies | Admin \$989.59 + Reserve \$100.00 = \$1089.59 pq\* Disclaimer: Ray White South Perth have in preparing this advert 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. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*