

3/263 Labouchere Road, Como, WA, 6152

Apartment For Sale

Wednesday, 14 August 2024



3/263 Labouchere Road, Como, WA, 6152

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Lee Smith

0894742000

UNBEATABLE COMO VALUE

OFF-MARKET PREVIEW SHOWING WEDNESDAY AUGUST 14th 5:00 - 5:20PM

Introducing 3/263 Labouchere Rd, available exclusively through Lee Smith & Bourkes Property. This lock & leave, ground floor, two-bed unit in a boutique group of eight offers its new owner a fantastic opportunity in riverside Como. Conveniently located near the sought after Preston St precinct, Como Primary School, bus routes & a stone's throw from South Perth, this one will not last!

Perfectly positioned in a cul-de-sac location at the end of Labouchere Rd in this well-maintained group, the property offers its owner outstanding rental potential, along with an upgraded kitchen & bathroom with full height tiling. Upon entering you will be greeted by a generous open plan living & dining area with reverse cycle air-conditioning, connected to a spacious kitchen featuring cabinets galore plus a gas cooktop, you will be impressed!

The accommodation comprises two private bedrooms off a connected passage, serviced by a renovated bathroom/laundry. Outside, the complex features dual access via a laneway for vehicles & pedestrian entry is via Labouchere Rd which has plenty of visitor parking.

Whether starting up, slowing down, seeking a Perth base, or investing for the future, this one makes perfect dollars and sense!

Other features include:

- Currently tenanted at \$470/wk until 23/12/24
- Current rent appraisal of up to \$590/wk
- Video tour available on file for interstate buyers
- Pets by approval
- Floating timber flooring throughout
- Upgraded fixtures & fittings
- Covered car bay for the exclusive use of unit #3 (on the title)
- Dual entry via Labouchere Rd & rear laneway
- Own internal laundry area
- Reverse cycle air-conditioning to living area
- In demand central location making it the perfect investment
- Right near hospitality precincts, schools, retail & the picturesque Neil McDougall Park
- Sale includes furniture that is part of the current lease (sofa, shoe rack, dining table, fridge, washing machine, 2nd bed roob, bathroom shelving & bed side tables)

Lock & leave properties at this price point & riverside Como location are at a record high demand, so don't miss out on this exceptional opportunity.

To find out when the next home open is, contact Lee Smith at Bourkes Property today on 0447 843 345 or lee@bourkes.com.au

City of South Perth | \$1,820 p/a

Water Corporation | \$858 p/a

Strata | \$1,000 p/q