

**4/17 Baldwin St, Como, WA, 6152**



**Sold Apartment**

Saturday, 24 August 2024

4/17 Baldwin St, Como, WA, 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lee Smith

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## PERFECTLY RENOVATED BALDWIN BEAUTY

Introducing 4/17 Baldwin St, Como, available exclusively through Bourkes Property. This stunning, north facing, renovated two-bed unit in a small group of four offers its new owner the option to move in or rent it out for healthy return. Conveniently located near the picturesque Neil McDougall Park, Penrhos College, Curtin University & the Preston St shopping precinct, this one won't last!

Perfectly positioned on the northern corner of the first floor in this well-maintained group, the large, light-filled open plan kitchen, dining and living area is ideal for low maintenance living, and neutral tones of the freshly painted interior provide the perfect blank canvas for you to apply your signature style.

The accommodation comprises two larger bedrooms, both with built in robes, & serviced by a light filled renovated bathroom. Outside, your own covered balcony area is the perfect place to wind down at the end of the day. Whether you're starting up, slowing down, seeking a Perth base, or investing for the future, this makes perfect dollars and sense!

Here are just a few reasons why this unit is truly rare & special:

- Beautifully renovated with stylish neutral colour scheme
- Larger sized bedrooms, both with built in robes
- Features a new kitchen with feature matt black sink, gas cooktop & overhead cabinets
- Renovated bathroom including new floating vanity, fixtures, shower-screen, combined shower/bathtub
- Reverse cycle air-conditioning to living areas
- Wall mounted bar heater to living area
- New flooring & window treatments (double roller blinds)
- Freshly painted walls & ceilings
- Newly installed LED light fittings
- Elevated position with area views
- Well maintained lawns & gardens reticulated via bore
- Beautifully presented streetscape, with one of the best-looking tree lined streets in the area
- East facing living area, perfect for capturing the morning sun
- High land value component being situated on 1,089m<sup>2</sup> currently zoned R30 (shared between 4 owners)
- Recently upgraded common parking area/driveway with new bitumen, line marking & kerbing
- Dual entry/staircases (front and rear doors)
- Rent appraised at \$600/wk
- Easy access to train and bus routes via Canning Hwy

Renovated properties that are vacant at this price point & location are at a record high demand, so don't miss out on this exceptional opportunity.

To secure your private viewing or find out when the next home open is, contact Lee Smith at Bourkes Property today on 0447 843 345 or [lee@bourkes.com.au](mailto:lee@bourkes.com.au)

City of South Perth | \$1,801 p/a  
Water Corporation | \$870 p/a  
Strata | \$800 p/q