

7/75 Clydesdale Street, Como, WA, 6152



Apartment For Sale

Friday, 30 August 2024

7/75 Clydesdale Street, Como, WA, 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Nest or Invest in this Exceptional Villa!

Are you in the market for an outstanding first home, downsizer, or investment property, but don't want to sacrifice on land size? Well, you might have just found what you are looking for!

Caleb Dalziell of Nearwater Real Estate is proud to present to the market 7/75 Clydesdale Street, Como.

The paint has only just dried on this recently refreshed two bedroom, one bathroom villa. All the work has been completed, so simply move in, or rent out, you choose! This villa presents the opportunity of a low-maintenance lock & leave lifestyle, or, for the green thumbs, ample garden area brimming with potential!

Let's talk about location for a minute. You'll be on Freeway North or South in about 30 seconds and Canning Highway in about 60 seconds. Perth CBD is 9kms away, and you're within walking distance of Manning Primary School, Canning Bridge Station, and only 2kms from Como Secondary College. You'll also find yourself within walking distance of an array of food and beverage options on the popular Ley Street strip.

Sitting on a very generous lot size of 285m², this villa bucks the trend and stands head and shoulders above the rest.

Let's take a closer look...

PROPERTY FEATURES:

- Freshly painted
- New timber-look flooring and carpets
- New LED downlights throughout
- Patio / Alfresco area with cafe blinds
- BIR master bedroom
- Solar power
- Separate laundry
- Split system A/C to living room
- Dishwasher (in laundry)
- New Fence
- Freshly mulched garden
- Paved courtyard area (great spot for a fire-pit!)
- Shed
- Store-room
- Low annual strata fees

RATES & FEES (Approx):

Water Rates: \$916/yr

Council Rates: \$1817/yr

Strata Fees: \$1851/yr

Rental Estimate: \$580 - \$630/week

In short, this is an outstanding opportunity to either nest or invest in this impressive villa. Please contact Caleb Dalziell if you'd like to discuss further!

NOTE: With multiple home opens planned, there will be ample opportunity for interested parties to view the property.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised

to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates or strata fees noted are estimates based on available information at time of publishing..