

**5/18 Robert Street, Como, WA 6152**

**Townhouse For Sale**

Thursday, 25 April 2024



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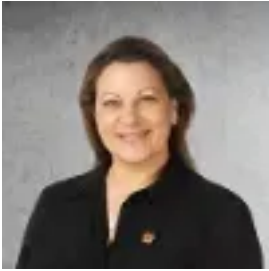
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: Townhouse**



Nicola Tobin  
0894742000



Tony De Graaf  
0894742000

## METICULOUS PRESENTATION

MARKET LAUNCH SATURDAY 27 APRIL FROM 1.00PM TO 1.30PM PRICE GUIDE - \$1.3Ms BEST OFFER BY 5.00PM TUESDAY 7 MAY | UNLESS SOLD PRIOR

Elevated high on the hill enjoying the sparkling river views sits this stunning townhouse of grand proportions. Ideally positioned as the end unit of a corner complex, full width north facing windows capture the morning sun and westerly sunsets. This property has a meticulously executed high level renovation that has covered every inch of this beautiful home. The fully customised kitchen boasts quality kitchen appliances, a wrap around stone bench top, loads of smart storage all lit by a bright, north facing bay window. If you wanted you could spend your whole life on the ground floor with a flowing, open plan, living space which combines the chefs kitchen, the centrally located and generous dining area and a lounge complete with a pitched roof. The sense of space in this room is magnified by the opening to the private courtyard and the south facing floor to ceiling windows. As with all three bedrooms the ground floor accommodation is spacious with built in robes and its own air conditioning. What makes the ground floor bedroom so special is a huge, north facing bay window which looking directly into your private front courtyard. The upstairs lounge has functional, well designed built in tv cabinetry and enjoys the best views in the house. Its balcony allows you to enjoy natural light all day long and this is where you will sit, sip and farewell your day living on one of the finest streets riverside Como. Much can be said of the location. Anyone living in the Como Beach area is drawn to the river being just a short walk down the hill. A plethora of fantastic cafes and great restaurants can be found in the Preston Street precinct close by. And getting anywhere in Perth is super easy with bike paths, the Canning Highway and the Canning Bridge Station all within walking distance. If you are downsizing and are not happy with compromising, or looking for a low maintenance home in a fantastic location then this is the home for you. We do not expect to be on the market for long, make your enquiry TODAY!

Features you will love:

- Large downstairs bedroom with attractive bay window for single level living
- Near new renovation to kitchen and laundry both with stone bench tops
- Near bathroom renovations
- 900mm induction cooktop (once you go induction you will never go back)
- Methven shower systems to both bathrooms
- Split system air conditioning to all living areas and all bedrooms
- Built in robes to all bedrooms
- High efficiency wood burner / low emission / slow combustion
- Commercial grade laminate flooring
- Efficient LED lighting throughout
- Plenty of under stair storage
- Private rear courtyard with mature garden beds ideal for entertaining
- Double lock up garage with large workbench
- Cedar lined undercover multi-use lifestyle space
- Deep bore reticulation

This location offers:

- 190m walk to Como Primary School
- 550m walk to Preston Street cafe and restaurant precinct
- 450m walk to Swan River
- 1.4km to Canning Bridge Train Station
- 8 minute drive to Perth CBD
- City of South Perth | \$2,817 p/a
- Water Corporation | \$1,355 p/a
- Strata Levies | \$907.50 p/q