11/7 Gardner St, Como, WA, 6152
Unit For Sale

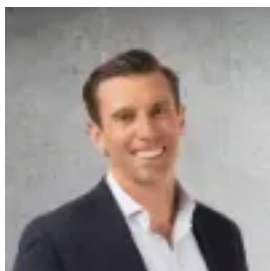**Saturday, 24 August 2024**

11/7 Gardner St, Como, WA, 6152

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Type: Unit**

Lee Smith
0894742000

UNBEATABLE RIVERSIDE VALUE

THE FACTS
1. Ground floor 2-bedroom, 1-bathroom unit with no steps
2. Located in Como's exclusive Preston St precinct
3. HUGE OPPORTUNITY for investors to rent the property at a premium given its proximity to the CBD and being in one of Como's most in demand precints
4. Your own laundry (not a communal one like other unit developments)
5. Ample street parking for visitors on Gardner St
6. Fujitsu reverse cycle air-con to living areas

THE PROPERTY
Enviably located on the iconic tree-lined Gardner St & a stone's throw from the river, within walking distance to the best lifestyle amenities Como Beach has to offer, this ground floor unit is an ideal first home or clever investment.

Situated on the ground floor, with your own entry nestled in landscaped gardens and boasting river views from a private North-facing courtyard area, you'll be pleasantly surprised by what awaits inside. A spacious open plan lounge/dining area is bathed in natural light and has features like massive built in robes to both bedrooms, whilst the adjacent kitchen provides ample storage and preparation space, for those who like to cook at home. When it's time to retire for the day, both bedrooms are generous in size and adequately separated from the main living area to ensure an uninterrupted night's sleep.

Occupying a substantial landholding, the complex is solidly built and well maintained, with established gardens creating an envious street appeal.

Offered at an entry-level price for this popular inner-city suburb and currently leased to an excellent long-term tenant for $340 per week, this makes perfect dollars and sense!

Internal Area | 62 m²
Parking | Single carport
Pets | By approval from the Council of Owners
City of South Perth | $1,485 p/a
Water Corporation | $786 p/a
Total Strata | $675/qtr (Admin & Reserve)