

**2/90 Mary Street, Como, WA 6152**

**Unit For Sale**

Sunday, 23 June 2024

**Jones  
Ballard**

2/90 Mary Street, Como, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Team Ballard  
0894741533

## High \$500,000s

View By Appointment (Monday-Friday) With all the allure of the 1960s, and then some, this gorgeous two-bedroom, one-bathroom unit instantly charms. High ceilings, polished floorboards, and period features blend seamlessly with a modern kitchen and bathroom, offering the best of both worlds. Located on the first floor, this walk-up unit is flooded with natural light thanks to the large timber-framed windows, including lovely city views from the second bedroom. Spacious open-plan living and dining lead to a balcony, which further expands your living and entertaining space and offers river glimpses, giving a clue to this incredible location only a stroll away from the Swan River. This immaculately presented character home is move-in ready, inviting you to explore this peaceful neighbourhood from the moment you unpack. Ideal for professionals, couples, and downsizers this property has wide appeal. Since you're close to several outstanding schools (including Penrhos and Wesley colleges) and Curtin University, this is an excellent option for students and small families. Given the low-maintenance nature of this home with secure entry, investors, FIFO workers and out-of-towners seeking quintessential charm in a central location won't be able to resist. You have kilometres of riverside trails to follow and many temptations on the nearby Preston Street shopping and dining precinct a stroll away, not to mention the Angelo Street, Mends Street and Vic Park strips brimming with cafes, bars, specialty stores and supermarkets. Golfing enthusiasts have the choice between Collier Park Golf Course and Royal Perth Golf Club. You're just moments from the CBD easily reached from the nearby Canning Bridge Train Station and freeway entrance. Please get in touch with Adrian Ballard at 0419 968 560 or [adrian.ballard@jonesballard.com.au](mailto:adrian.ballard@jonesballard.com.au) to arrange a viewing today. Property features: 2-bedroom (with built-in robes), 1-bathroom unit Sunny open plan living and dining room leading to a balcony Modern and spacious kitchen with stainless steel appliances (gas cooktop, dishwasher & oven), dual sinks and loads of storage Balcony with heating and retractable shade screens 2nd bedroom includes a study nook and offers city views in the distance Separate laundry located behind a nib wall which adjoins the kitchen Polished Jarrah floorboards High ceilings Split-system air-conditioning in the living room and primary bedroom, ceiling fans in both bedrooms Common yard area to the rear of the group with communal clotheslines Lock-up garage with additional parking and a 3sqm storeroom Secure ground floor main entry with intercom and electronic door release Strata Levy: \$990.00pq, Reserve Levy: \$216.00pq, Council: \$1,762.67pa, Water: \$815.21pa Location highlights: 500m to the Swan River 850m to the Preston Street café/shopping strip 1.2km to Canning Bridge Train Station 1.6km to Como Secondary College 1.8km to Penrhos College 2.2km to Collier Primary School 2.2km to Collier Park Golf Course 2.4km to Royal Perth Golf Club 3.1km to Wesley College 3.7km to Curtin University 6.3km to Perth City 6.6km to Vic Park