

3/17 Baldwin St, Como, WA, 6152



Sold Unit

Saturday, 24 August 2024

3/17 Baldwin St, Como, WA, 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Lee Smith

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SOLD BY LEE SMITH

Introducing 3/17 Baldwin St, Como, available exclusively through Bourkes Property. This stunning, 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!

Situated on the first floor of 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 & appliances with cabinets galore
- Renovated bathroom including new floating vanity, fixtures, shower-screen, combined shower/tub
- Reverse cycle air-conditioning to living areas and ducted evaporative air-conditioner also installed
- New flooring & window treatments
- 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 1,089m² currently zoned R20 (shared between 4 owners)
- Proposed re-zoning to R30 under new council planning scheme (TPS7)
- Recently upgraded common parking area/driveway with new bitumen and kerbing
- Dual entry/staircases (front and rear doors)
- Rent appraised at \$550/wk

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

City of South Perth | \$1,733 p/a

Water Corporation | \$820 p/a

Strata | \$812.50 p/q (admin & reserve)