

1/125 Robert Street, Como, WA, 6152

Villa For Sale

Sunday, 3 November 2024



1/125 Robert Street, Como, WA, 6152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Lee Smith

LOW MAINTENANCE LIVING IN CENTRAL LOCATION

Introducing 1/125 Robert St, available exclusively through Lee Smith & Bourkes Property. This is your opportunity secure a low-maintenance, lock & leave, single storey property in a market where properties like this rarely come up for sale.

This upgraded, street front, private, three-bed villa, positioned at the eastern end of a boutique group of four offers its new owner a fantastic opportunity in the sought after suburb of Como. Conveniently located near the Swan River, Preston St shops, bus routes, a stone's throw from South Perth & Garden City shopping centre, this one will not last!

Whether starting up, slowing down, seeking a Perth base, or investing for the future, this one makes perfect dollars and sense!

Features include:

- Tenanted until January 24th, 2025, at \$610/wk
- Current market rent appraisal of up to \$800/wk
- Affordable quarterly strata fees of \$454, inclusive of building insurance, keeping ownership costs manageable
- Perfectly positioned in a quiet cul-de-sac, just a short 300m walk to Canning Bridge Station and only 700m from the river
- Enjoy an expansive 115m² of bright, open living and leisure areas, all beautifully arranged on a single level
- A chef-inspired kitchen takes centre stage, featuring sleek stone countertops, premium stainless-steel appliances, and a walk-in pantry for ample storage
- Flowing seamlessly from the kitchen, the spacious open-plan lounge and dining area connects directly to the alfresco space
- A luxurious North-facing alfresco area is ideal for entertaining, equipped with a built-in BBQ and basked in natural light
- Three well-sized bedrooms, including a master suite with built-in wardrobes, chic floor-to-ceiling tiled ensuite, sophisticated finishes, and a private courtyard
- A second, stylish bathroom is complete with elegant finishes, a large bathtub, and a separate WC for added convenience
- Double remote-controlled garage, ducted reverse-cycle air conditioning, and a built-in security alarm for added comfort and peace of mind
- Private street-facing position with exclusive driveway access, including shopper's entry for convenience

The location:

- Walking distance to the Canning Bridge Station
- 5-minute drive to the Preston St shopping precinct
- 10-minute drive to Perth CBD
- 16-minute drive to Perth Airport

Properties at this price point in Como are at a record high demand, so don't miss out on this exceptional opportunity.

To find out when the next home opens, contact Lee Smith at Bourkes Property today on 0447 843 345 or lee@bourkes.com.au

City of South Perth - \$2,199 p/a

Water Corporation - \$1,153 p/a

Strata (admin & reserve) - \$454 p/q