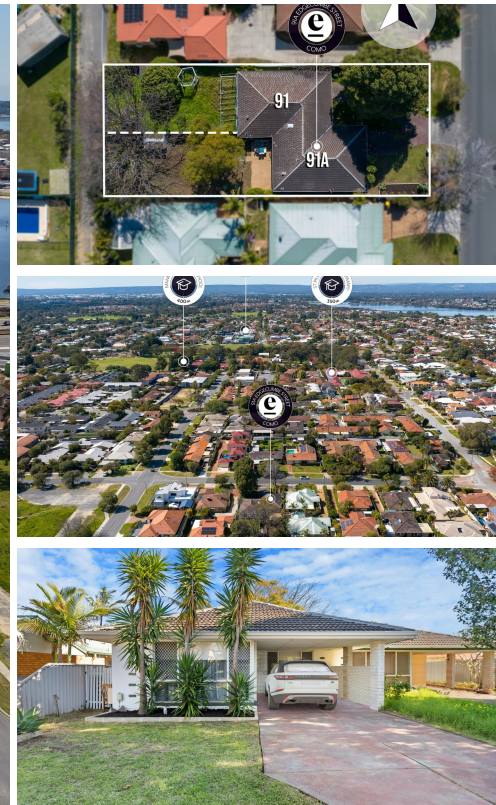


91A EDGECUMBE STREET, COMO, WA, 6151

eatonproperty



FOR SALE

CONSIDER THIS

End Date Sale
Offers close 4pm Monday 25th September 2023 (unless sold prior)

Entre
Would you rather buy a unit in a strata complex with fees, multiple neighbours and body corporate rules or would you like to own a house with a giant backyard, no strata fees, have one strata neighbours and the option to renovate and extend? If you ticked option 2, then you should definitely consider this!

External
Unlike unit living, this home offers a street front position with a large front yard for ample off-street parking and has been set forward from its neighbouring home for a visual difference.

Essence
Inside, you will discover that this easy-care property has had the kitchen, bathroom and laundry modernised and the simple design offers a central open plan living dining space and both bedrooms are located together along with the bathroom plus a full-size laundry as well as a separate toilet.

The kitchen is a classic U-shape and has recently been refreshed with timeless white cupboards, benchtop and splashback and has a freestanding four-burner gas cooker, ample storage and fridge recess.

The large bedrooms have built-in robes and ceiling fans and the living dining area has both reverse cycle split system air conditioning as well as a ceiling fan.

Kids and pets will love the massive backyard and there is also rear lane access adding to the future potential.

Investors will be pleased that the property is currently tenanted at \$460 per week until February 2024 for that all important immediate income plus you will also be 50% owner of a full 1,012 m2 of land within the Canning Bridge Activity Centre.

Environs

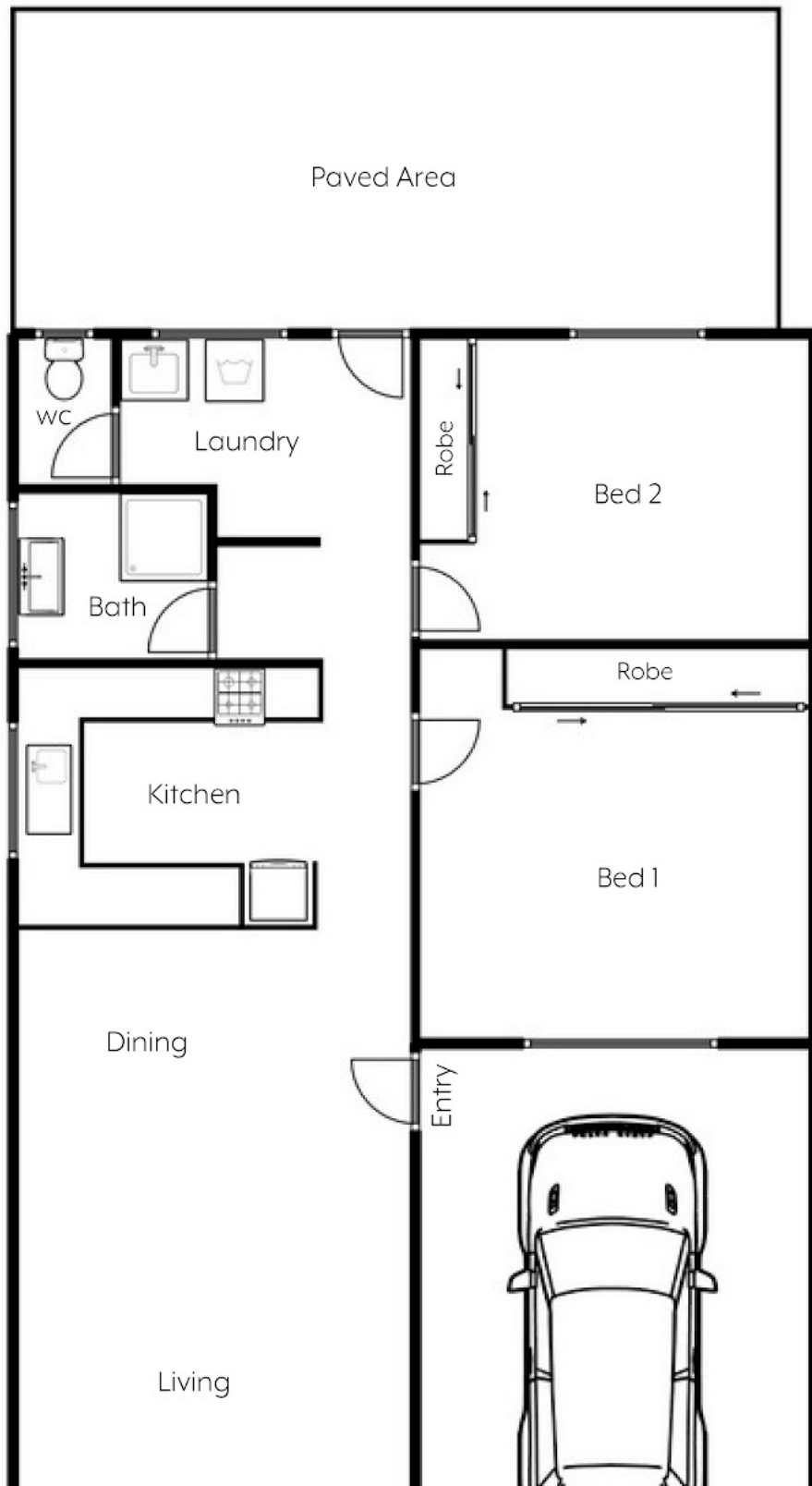
2 BED | 1 BATH | 1 CAR

PRICE:
END DATE SALE - SUIT BUYERS
OVER \$675,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.