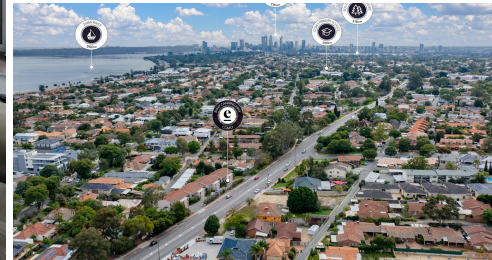


8/447 CANNING HIGHWAY, COMO, WA, 6150

eatonproperty



SOLD

EXCEPTIONAL INVESTMENT OPPORTUNITY

End Date Sale:
Offers close 4pm, Monday 5th August 2024 (Unless Sold Prior)

Price Guide:
Suit Buyers over \$350,000

Email Jarrad to express your interest in being one of the first to inspect before a Home Open.

This fantastic ground-floor apartment in Como, with two bedrooms and one bathroom, presents an exceptional investment opportunity. Currently yielding a sensational return of \$600 per week until January 2025 to tenants wanting to extend their lease.

This air-conditioned apartment, ideal for experienced, first-time investors or owner-occupiers seeking the coveted Como lifestyle, offers open-plan living, a rare feature in similar properties. The enclosed sunroom is another unique feature, adding versatility and potential uses such as a study, gym, playroom, second living area, or even a third bedroom.

With a lock up garage accessible via a rear laneway included, this smart purchase is practical and appealing. Don't miss out on securing this excellent entry-level Como property.

Located Nearby:
Canning Bridge Train Station (750m)
Curtin University (4.4km)
Preston Street Shopping, Cafe and Entertainment Precinct (1.5km)
Freeway South Entry (650m)
Freeway North Entry (3.8km)
River (800m)
Como Primary School (950m)
Como Secondary College (1.1km)
Childcare (500m)
Walking distance to cafes and takeaway food outlets
Perth CBD (9km)

A smart purchase to add to or begin your property portfolio.

2 BED | 1 BATH | 1 CAR

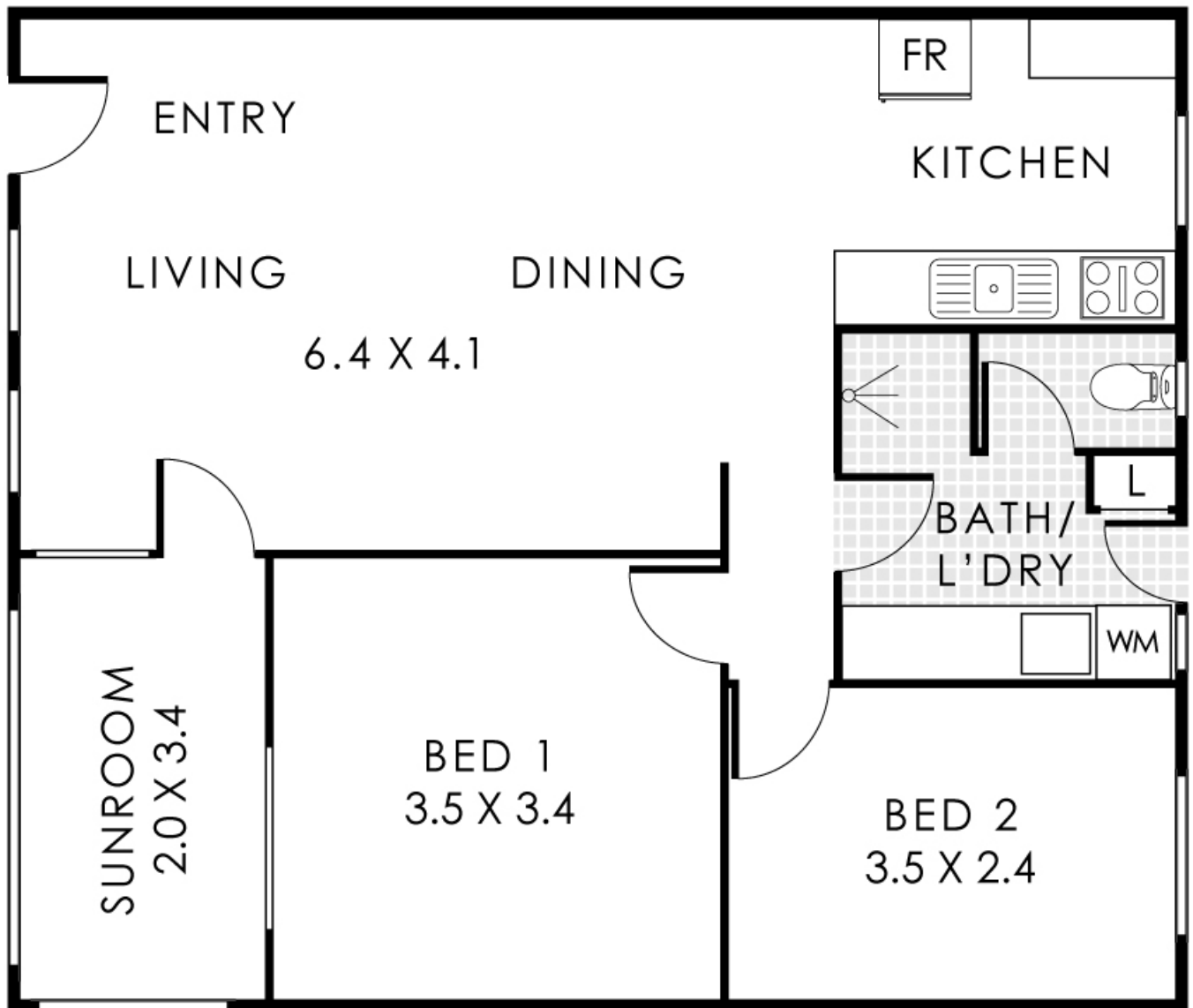
PRICE:
\$401,000

OPEN FOR INSPECTION:
N/A



Jarrad Eaton
0403267251

jarrad@eatonproperty.com.au
eatonproperty.com.au



(NOT ACTUAL LOCATION)

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.

Residence 68m²
 Total Area 68m²

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This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are an approximate interpretation of the actual property. We do not warrant, and shall not be held liable for any error, omission, misrepresentation or any other information shown on this floor plan. This floor plan is not to be used for any other purpose.

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