



SOLD

IMMACULATE, SECURE, LIGHT & BRIGHT UNIT!

Fabulous location in the highly popular suburb of Como, this private, light & bright 2 bedroom unit awaits its new owner! An ideal investment property due to low maintenance & location or perfect for the first home buyer or down sizers alike. A short stroll to the ever-popular Neil McDougall Park, Swan River & Canning Bridge Train Station, & let's not forget the Barker Avenue Café Strip for those lazy Sunday morning breakfasts or a quick evening meal.

Low strata fees keeps this small complex of just 4 units immaculate!

FEATURES INCLUDE:

- Delightfully large kitchen which has been recently upgraded. Lots of cupboard space, double sink, stand-alone electric oven & cooktop, Island kitchen bench with stools, lovely big windows overlooking front entrance gardens
- Light & bright dining space big enough for a 6 seater table
- Open plan generous size loungeroom with room for two couches & tv cabinet/bookcases
- Large master bedroom with double built in wardrobes & reverse cycle airconditioner
- Second bedroom is double size with free standing wardrobe
- Bathroom includes separate bath, shower with glass shower screen, generous amount of cupboard space & size
- Separate toilet
- Good size laundry with separate door to outside
- Security screens & doors fitted throughout
- NBN
- Huge rear yard, fully paved – blank canvas ready for your selection of potted trees, vege garden, install a pergola, you can make this your very own outdoor oasis.
- Lockup storeroom
- Near new reverse cycle air conditioners, gas bayonet, instantaneous gas HWS
- Near new, modern flooring & LED lights throughout
- Single carport with room to park a second car tandem
- Fantastic rental return for investors \$600 - \$650p/w – currently tenanted but can also be sold with vacant possession
- Small group of just 4 highly maintained units

Built: 1982, 78m2 PLUS additional 'Exclusive Use' land allocated
 Strata Levies: \$800 p/q
 Water Rates: \$1,017.90 p/a to 30/6/24

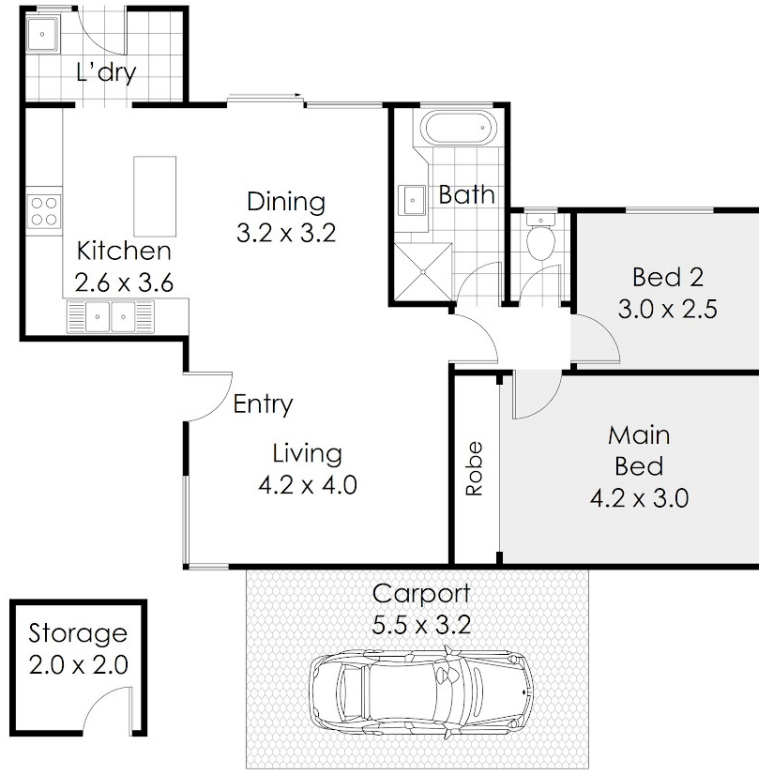
2 BED | 1 BATH | 1 CAR

PRICE:
\$621,000

OPEN FOR INSPECTION:
 N/A



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3/9 Baldwin Street, Como

This floor plan is not to scale.
 Dimensions are approximate and therefore should only be used for illustrative purposes.

| | |
|--|-------------------|
| | 96 m ² |
| | 2 Bed |
| | 1 Bath |
| | 1 Car |

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.