3/9 CLYDESDALE STREET, COMO, WA, 6152

eaton property

# SOLD

## PARKSIDE LIVING, UNBEATABLE CONVENIENCE!

PRICE GUIDE
Suit Buyers in the $500,000's

END DATE SALE
Offers close 4pm Monday 12th January 2026 (unless sold prior)

ENQUIRE
Don't wait for a Home Open, Click "Get in Touch" or "Enquire" and send an online enquiry (not an SMS please) for further information and inspection arrangements. Property will be shown "By Appointment"

PARKSIDE LIVING, UNBEATABLE CONVENIENCE!

It's hard to beat a location like this. Positioned directly opposite McDougall Park and lake, this ground-floor apartment enjoys a leafy, tranquil outlook while being just a short walk to Canning Bridge Train Station. Curtin University is easily accessible, and everyday conveniences are right at your doorstep. With a choice of eateries, a 24-hour gym, physio, Pilates and the ever-popular Henley's Corner café only a few hundred metres away.

Inside, the apartment is far from original. The kitchen and bathroom were renovated a few years ago and continue to look good, offering a modern, comfortable feel. Carpet, paintwork and window treatments were also updated at the same time and, while not brand new, require no immediate attention, making this an easy, low-maintenance option.

The complex itself is a standout, with a peaceful, established and leafy atmosphere rarely found in newer developments in the area. Unit 3 is ideally positioned on the ground floor, overlooking the communal lawns and gardens, enhancing the sense of space and calm.

Over my 20 years in real estate, complexes like this, and the neighbouring group, have consistently proven popular with first-home buyers, downsizers, investors, tenants seeking the Como lifestyle, and country buyers looking for a city base or accommodation for children attending university.

## 2 BED | 1 BATH | 1 CAR

PRICE:
$555,000

OPEN FOR INSPECTION:
N/A

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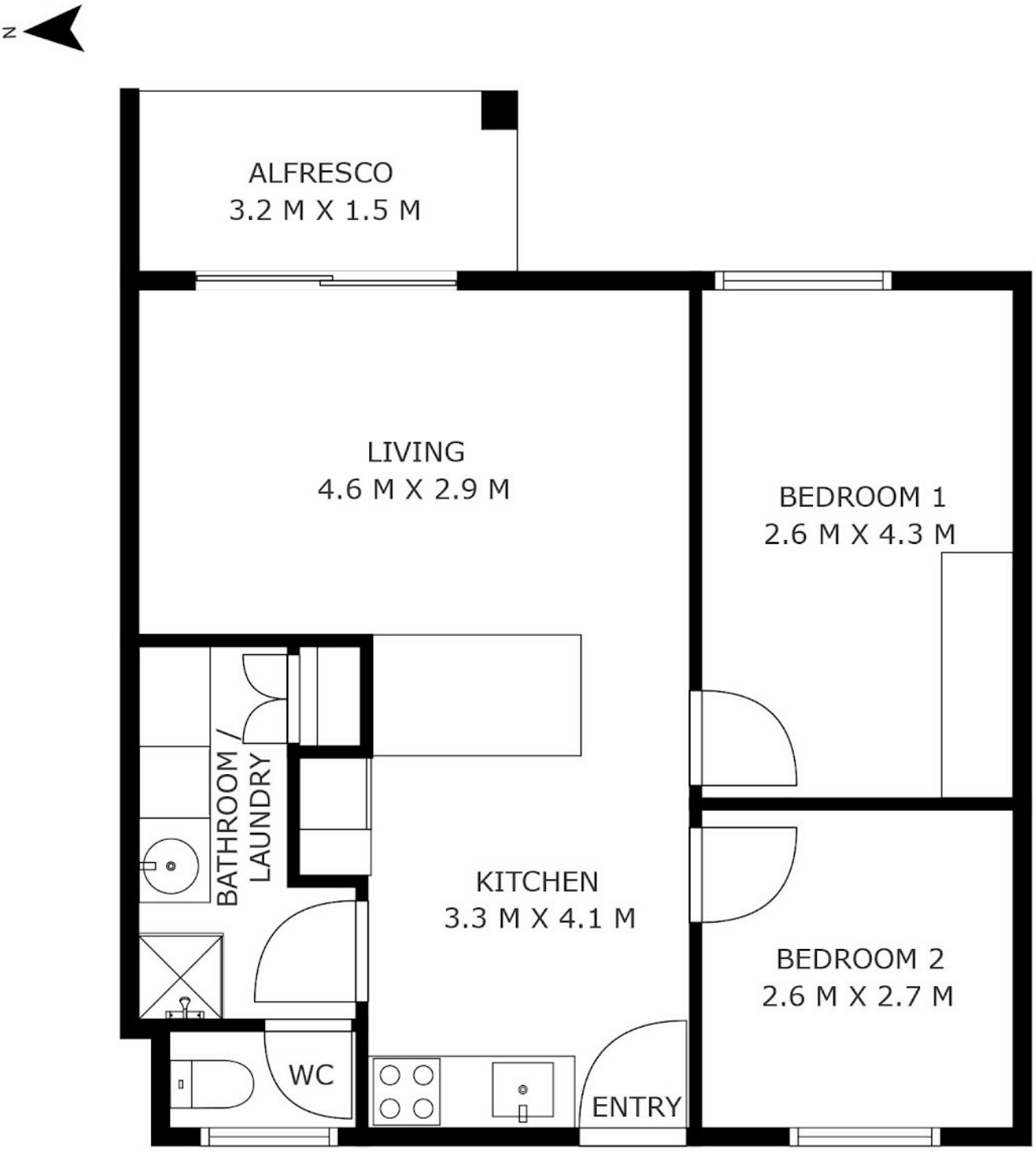


*Approximate Areas*

| | |
|---|---|
| Internal Area | 61m² |
| Alfresco | 5m² |

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# 3/9 Clydesdale St, Como

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.

www.eatonproperty.com.au
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