

4/45 Gardner St, Como, WA 6152

Leased - \$480

Villa 2 1 1



DECEPTIVELY SPACIOUS AND MODERN

An enviable location, undoubtedly on one of the prettiest treelined streets in Como. This surprisingly large and FREE-STANDING villa is ready to find its new occupant/s - Just perfect for the lock and leave lifestyle. Wit Ducted Air conditoninfg to keep you cool through the summer months.

Beautifully renovated quality kitchen with a \$20,000 upgrade, including stone benchtops, soft-closing drawers, dishwasher, Hafele cooktop, oven and dishwasher are just some of the specifications which would make any avid chef want to spend time here, cooking up amazing meals.

Key Features:

- * Small well maintained complex
- * Open plan lounge and dining area on quality carpeting
- * Renovated and absolutely stunning kitchen with stone benchtops, tons of benchtop spaces, glass splashbacks, and soft closing drawers, with a dishwasher
- * Large Master bedroom with double robe, and built-in chest of drawers
- * 2nd bedroom with a lovely outlook onto back garden area and robe
- * Family bathroom and separate toilet
- * Separate laundry room leading out onto the lovely private alfresco area
- * Huge lockable outdoor storeroom
- * Undercover car bay and second allocated open parking
- * Ducted evaperative air conditioning

Conveniently situated in the heart of Como Beach, within easy walking distance to local cafes, chemists, doctors, and dentists. Your closest shopping precinct would be at the Angelo Street Coles, which is currently being upgraded, and of course, our lovely Angelo Street Cafe strip offers all your heart's desires.

Close to public transport, fabulous schooling options being South Perth Primary, Wesley College, and easy walking distance to our beautiful Swan River foreshore, or Ernest Johnson Oval. Should you wish to walk in a different direction towards the Melville waters side of Como - you get to enjoy all the benefits of the Preston Street caf? strip, and the exciting new developments happening in the area, with the Cygnet Cinema Theatre upgrades, every popular Karalee Tavern, and abundant eateries offering a plethora of different cuisines to tickle your taste buds

Listed By

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