



Unit 4/440 Canning Hwy, Como

Excellent lifestyle opportunity

Enjoy easy living in this spacious three-bedroom, one-bathroom first-floor unit, ideally positioned in a small complex of four along Canning Highway. Freshly presented with a recently painted complex exterior, the home offers a practical layout with floorboards to the living areas, carpet to the bedrooms, and built-in robes to two bedrooms for added storage and convenience.

The light-filled living area features upgraded downlighting and an air conditioning unit, creating a comfortable space to relax year-round. From here, step out to your private balcony overlooking Canning Highway. The tiled bathroom/laundry also includes space for a washing machine, making everyday living simple and functional.

Additional features include a ground-floor courtyard with storeroom and a dedicated undercover parking bay for added convenience. With Canning Bridge Train Station, nearby bus stops, arterial roads, shops, restaurants and cafes all within easy reach, this property offers an excellent lifestyle opportunity in a highly connected location.

Key Features:

- Three spacious bedrooms with built-in robes to two bedrooms
- Floorboards to living areas, with carpet to bedrooms
- Tiled bathroom/laundry with space for a washing machine

3 1 1

FOR RENT
\$750 pw

VIEW
By Appointment

AGENCY
LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Upgraded downlighting to living area and bedrooms
- Air conditioning unit to living area
- Private balcony overlooking Canning Highway
- Ground-floor courtyard with storeroom
- Dedicated undercover parking bay
- Close to Canning Bridge Train Station and bus stops
- Close to arterial roads
- Close to shops, restaurants and cafes
- Recently painted complex exterior

- Unfurnished
- 6 or 12 months initial lease term

Don't miss out on this fantastic lifestyle opportunity. Contact us today to arrange a viewing.

- Please note that Cale St is the main access to the property, and prospective tenants are required to park on Cale St. Please ensure vehicles are parked safely and do not obstruct access to the property or neighbouring properties.

DISCLAIMER: The current photos do not reflect the recent upgrades, including the replacement of the lights and air-conditioning system. New photos coming soon. All applicants will need to view this property before applying.

• ARE YOU A LANDLORD?

If you are looking for property management services, we would love to hear from you. Contact our Business Development Team on 08 9473 7777 or newrentals@ljhvicpark.com.au for a no-obligation and confidential conversation.

MORE DETAILS

Property ID	5H6UFFB
Property Type	Apartment
Including	Balcony
	Close to Schools

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