



Como, 430 Canning Highway

TUDOR CHARACTER CHARM HOME...WITH A MODERN TWIST

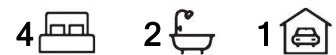
Character, charm, timber floors, soaring ceilings with sophistication and location.

This 1948 Tudor style home boast of warmth of solid Jarrah floorboards, vaulted ceilings second level, exposed beams with ornate cornices, picture and dado rails and Art deco original fireplace.

At it's heart is the kitchen that incorporates functionality, storage and outlook into the courtyard. Stainless steel cooking appliances, dishwasher and split system reverse-cycle air conditioning throughout.

Master bedroom is located on the ground level plus a second bedrom built in robe with ensuite and laundry area.

This family size character home is elegant, welcoming and full of old-world charm.



For Sale
Expressions of Interest

View
ljhooker.com.au/7EFHNF

Contact
Marie Du Puy
0403 310 155
mdupuy.subiaco@ljhooker.com.au

Marie Du Puy
0403 310 155
mdupuy.subiaco@ljhooker.com.au



Disclaimer: 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 Subiaco
(08) 9382 3959

The second level boast of 2 bedrooms carpeted with vaulted ceilings following the steep roofline. Large windows North, South and West facing with character features with blinds and security screens. Double glazing.

A seperate study nook/activity area leads out to a sundrenched terrace with wrought-iron balustrading - admire the leafy canopy and local birdlife.

The home offers an easy lifestyle with a private alfresco courtyard , low maintenance gardens and an ioutdoor spa. Reticulation in front garden area.

There is offstreet parking 4-6 cars available with a single remote lock garage.

Location features:

13mins to Perth CBD, Canning Bridge bus and train station.

1 kilometer to the Raffels Hotel and foreshore and South perth Yacht club a short distance away. Collier Park Gold Course close buy.

Close to Como Primary School and secondary college and mcDougall Park Kindy, with a good selection of Private schools within a 10 min radius.

Local shopping with cafes, restaurants at Preston Street and McDougall park are all drawcards of this property's great location.

Outgoings:

City of South Perth rates: \$2117 per annum

Water rates: \$1175 per annum

On the market for rental - expectation from \$750 per week

or Sale opportunity within this prime location of Como.

For a private viewing call Marie du Puy on 0403 310 155

More About this Property

Property ID	7EFHNF
Property Type	House
Land Area	484 m ²
Including	Ensuite Air Conditioning Toilets (2) Fire Place Built-in-Robes Area Views Car Parking - Basement Carpeted City Views Close to Schools Close to Shops

Marie Du Puy 0403 310 155

Sales Consultant | mdupuy.subiaco@ljhooker.com.au

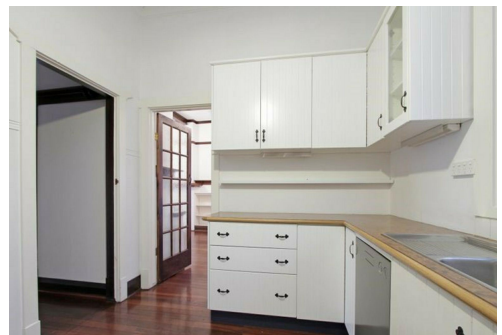
Marie Du Puy 0403 310 155

Sales Consultant | mdupuy.subiaco@ljhooker.com.au

LJ Hooker Subiaco (08) 9382 3959

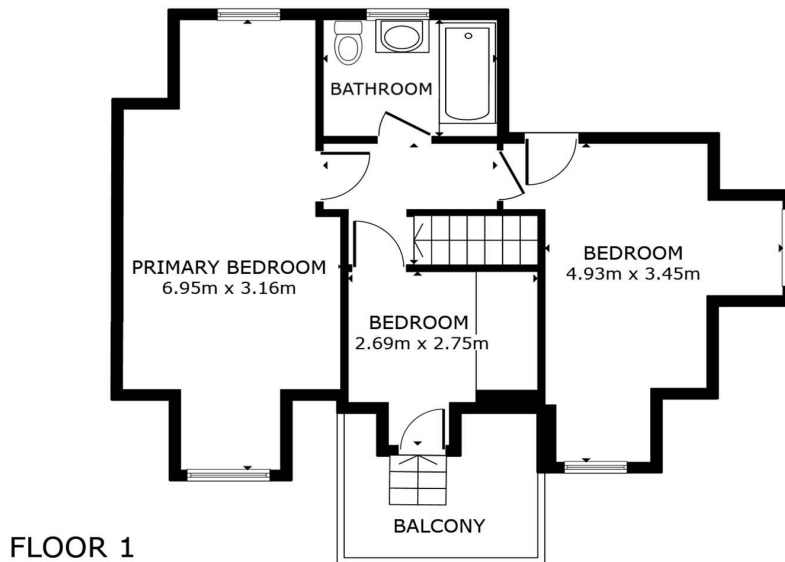
133 Rokeby Road, SUBIACO WA 6008

subiaco.ljhooker.com.au | subiaco@ljhooker.com.au

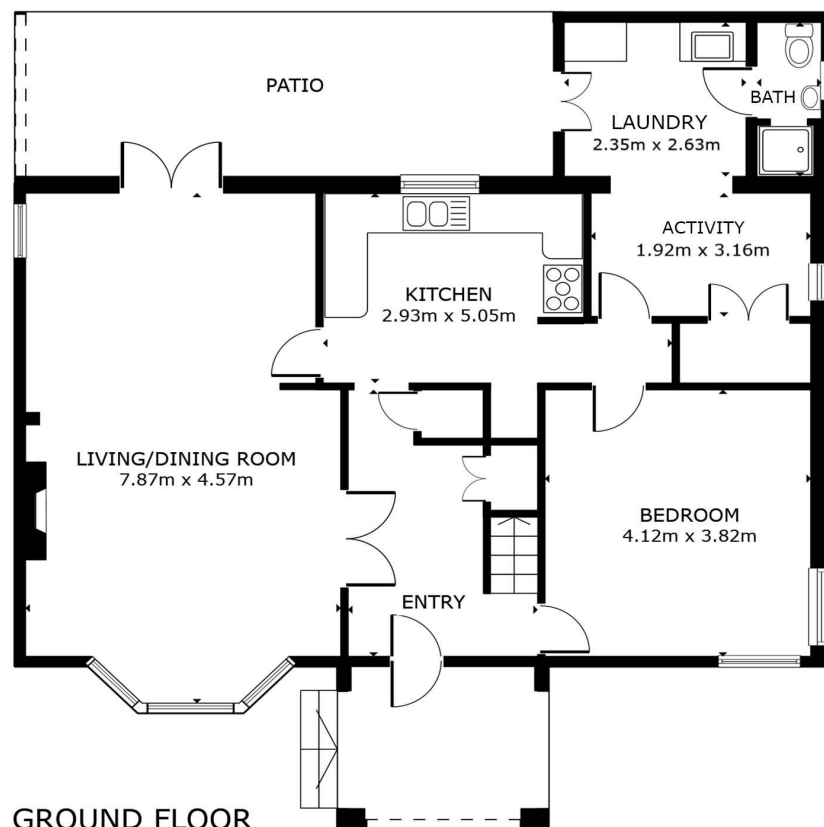


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Subiaco
(08) 9382 3959



FLOOR 1



GROUND FLOOR

LJ Hooker 430 Canning Hwy, Como

Not to scale • All measurements are approximate • Drawn for presentation purposes only



LJ Hooker Subiaco
(08) 9382 3959

Disclaimer: 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.