

Como, 84A Bessell Avenue

A Suburban Paradise



ACCOMODATION

Welcome to 84A Bessell Avenue Como. The owner has just renovated and completely transformed this home. With a brand new bathroom, updated kitchen, new flooring and a newly resurfaced pool, this solidly built home is ready for you to move right in!

This spacious home has an open plan kitchen and dining area, a separate living area, a master bedroom and two other spacious minor bedrooms. The kitchen is modern and customised with a gas cooktop, fan force oven and plenty of built in overhead and cupboard spaces for storage. The light filled living and kitchen areas overlook into the pristine outdoor and pool area.

After a day's work you can come home relax, unwind and enjoy a swim in the pool. You will truly be amazed with the generous layout and space this home has to offer.

For Sale

SOLD | By Kim Liew

View

ljhooker.com.au/5FTCFFB

Contact

Kim Liew

0430 015 796

kim.liew@ljhvicpark.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 Victoria Park | Belmont
(WA)
(08) 9473 7777**

FEATURES AND BENEFITS

- *Neutral paint tone and freshly painted throughout
- *Newly fitted carpet in the living area, master bedroom, bedroom 2 and bedroom 3
- *Newly renovated bathroom with a full size bathtub
- *Complete renovation of bathroom with new tiles throughout, bathtub, tapware, shower rose, single basin benchtop vanity
- *Stainless steel 4 burner gas cooktop, fan force oven, rangehood and dishwasher
- *Updated kitchen with breakfast bar
- *Single door fridge recess
- *Kogan split system in living area
- *New WC
- *Separate spacious laundry
- *5KW solar panels and 4KW solar inverter
- *Separate storage room
- *Rear garden shed
- *One undercover car bay and 3 additional open car spaces

INVESTOR INFORMATION

- *Forecast rent return \$800 - \$830 per week.

RATES

- *Council Rates \$2,245.78 FY24/25
- *Water Rates \$1,346.32 FY24/25

LOCATION

Superbly positioned on a quiet tree lined street, this is the perfect location to reside in. With easy access to Canning Highway and public transport links, this home is ideal for anyone looking for easy care, low maintenance and the benefits of living moments from Perth CBD.

You will enjoy easy access to the restaurants and cafés at Preston and Angelo Street, South Perth and Victoria Park precinct. If you are into running, cycling or just leisure walking, you will have numerous options to explore along the beautiful Swan River or one of the many reserves nearby.

This home is located in close proximity to Perth Zoo, Canning College, Curtin University and South Perth Hospital. Local school catchment is Collier Primary School and Como Secondary College. The private schools nearby are Wesley College, Aquinas College and Penrhos College.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "84A Bessell Avenue" to 0430 015 796 for your digital brochure.



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More About this Property

Property ID	5FTCFFB
Property Type	House
House Size	100 m2
Land Area	492 m2
Including	Air Conditioning Pool Fully Fenced Solar Panels Close to Schools Close to Shops Close to Transport Pool

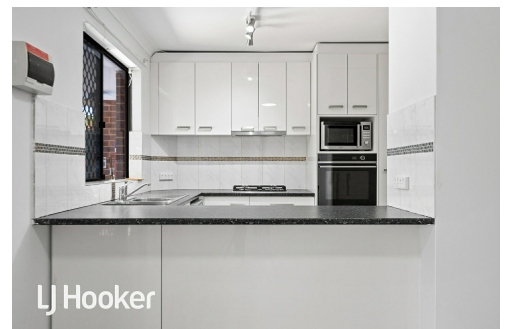
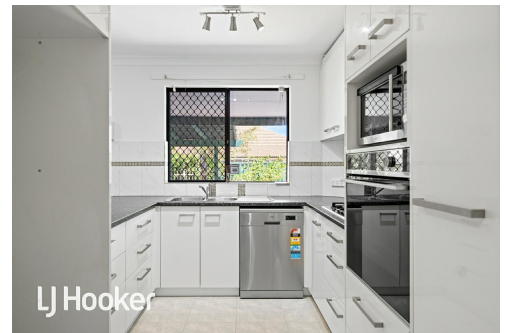
Kim Liew 0430 015 796

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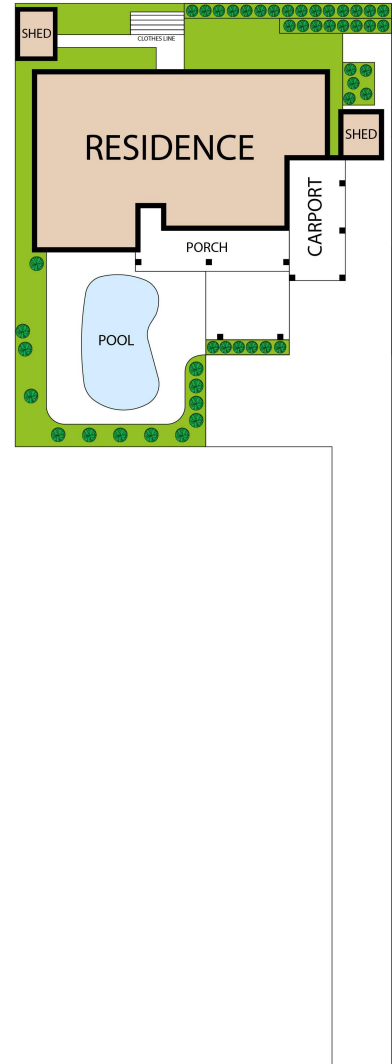
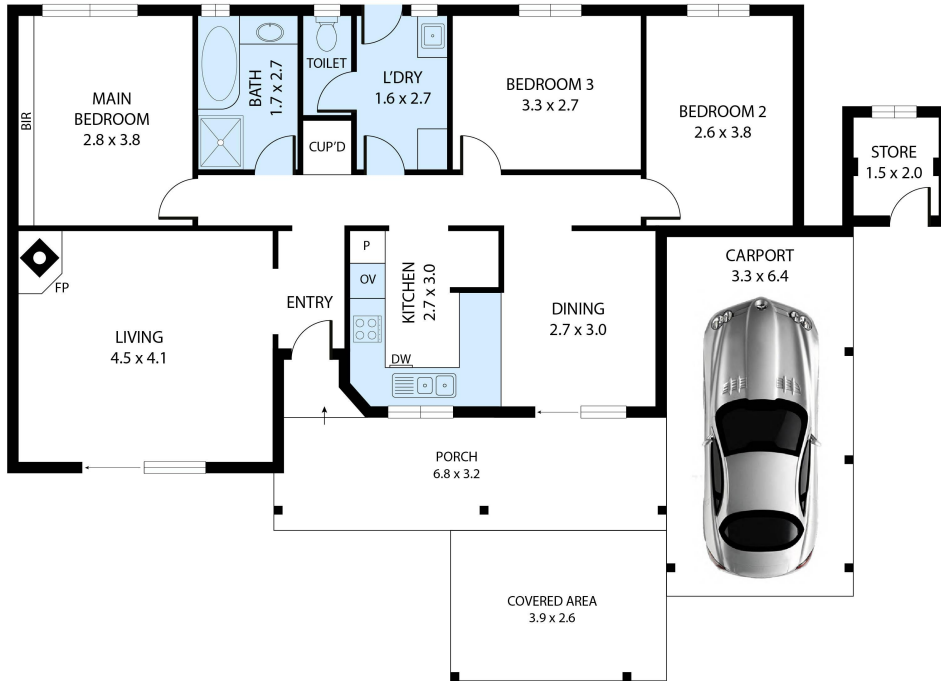
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84A Bessell Avenue, Como, WA, 6152

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS		
BUILT AREA	:	100m ²
COVERED AREA	:	10m ²
CARPORT	:	21m ²
PORCH	:	15m ²
STORE	:	3m ²
TOTAL AREA	:	149m ²