

## Como, 12/85 South Terrace

Home Open Cancelled

An exquisite blend of modern elegance and everyday convenience, this stunning 2-bedroom, 1-bathroom double storey unit has been fully renovated to offer a contemporary and effortless lifestyle.

Perfectly positioned in a well-maintained complex, it provides a private retreat while being surrounded by the very best that Como and South Perth have to offer.

Step inside and be greeted by sophisticated interiors, quality finishes, and thoughtfully designed spaces. The open-plan living area downstairs is bathed in natural light, creating a warm and inviting atmosphere.

The fully renovated gourmet kitchen boasts sleek cabinetry, premium appliances, and ample stone bench space-perfect for those who love to cook and entertain.

2 1 2

**For Sale**  
Under Offer By Saleh Manhy

**View**  
[ljhooker.com.au/5FPGFFB](http://ljhooker.com.au/5FPGFFB)

**Contact**  
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**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**

Upstairs, you'll find a second living area, offering flexibility for a home office, reading nook, or relaxation zone.

The two good sized bedrooms provide ultimate comfort, with the master bedroom featuring its own split-system air conditioning year-round comfort.

Outside, the spacious private courtyard is a true sanctuary-ideal for morning coffees, family gatherings, or simply unwinding after a long day.

Directly across from:

- \* Ernest Johnson Oval - lush parklands, playgrounds, and sporting facilities
- \* South Perth Community Centre - a hub of activities and events
- \* Como Bowling & Recreation Club - a great social spot for all ages
- \* South Perth Hospital - offering peace of mind for healthcare accessibility

Location Highlights (Distances are approximate):

- 650m to Royal Perth Golf Club - a golfer's paradise,
- 6km to Elizabeth Quay & Perth CBD - a short commute to the heart of the city.
- 11.5km to Perth Airport - effortless travel for business or leisure.
- Close to top-rated schools, cafes, shops, and public transport.

#### An Exceptional Investment Opportunity

With a strong rental demand in the area, this property offers an estimated rental return of up to \$700 per week (\$36,400 P.A.), making it an ideal choice for investors, downsizers, or young families seeking a stylish and convenient lifestyle.

This is more than just a home-it's an opportunity to enjoy the best of modern living in one of Perth's most desirable locations.

Join us at the home open and take the first step to make this haven yours.

Outgoings:

- \* Council Rates: Approx. \$2,016 P.A.
- \* Water Rates: Approx. \$1,034 P.A.
- \* Strata Admin. Fees: Approx. \$536 P.Q.
- \* Strata Reserve Fund: Approx. \$358 P.Q.



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## More About this Property

Property ID	5FPGFFB
Property Type	Villa
House Size	93 m2
Including	Air Conditioning Courtyard Balcony Fully Fenced Close to Schools Close to Shops Close to Transport

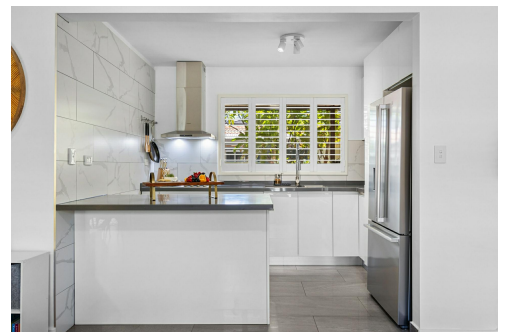
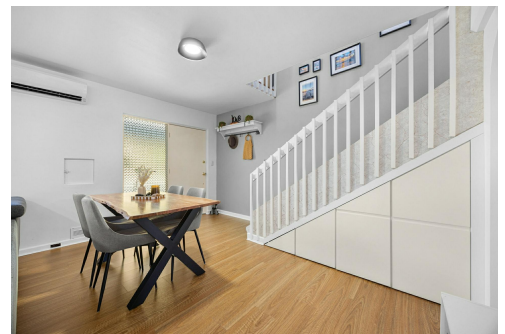
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