



**Unit 1, 412 Canning Hwy, Como**



## Charm, Character and Convenience on Canning!

3 1 5

This unique 3 bedroom 1 bathroom circa-1950s street-front home truly is one of a kind, boasting a flexible and versatile floor plan whilst leaving plenty of scope to add your own modern personal touches throughout – and in a very central location, too.

High ceilings, solid wooden floorboards, feature decorative ceiling cornices and timber skirting boards are commonplace within the walls of this enchanting residence, helping preserved its original nostalgia of yesteryear. A dual semi-circular driveway makes getting both in and out of the property rather easy, whilst also revealing a delightful entry verandah.

Internally, the kitchen is functional and plays host to double sinks, a breakfast nook, an Andi range hood, a gas cooktop, a Technika oven and a stainless-steel dishwasher for good measure. It also leads through to the laundry, from where a gated side garden is also seamlessly accessible.

A welcoming bright front dining room with the carpeted open-plan family and lounge room generous in its proportions and comprising of split-system air-conditioning, a gas bayonet, charming brickwork, high raked ceilings, Foxtel connectivity and a built-in wooden corner desk or bar area. A large third living room is tiled and doubles as the casual-meals area, with its own split-system air-conditioning, gas bayonet, side-garden access and access out to a rear patio entertaining courtyard that is private, secure, has a ceiling fan and is bordered by reticulated gardens.

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	131
<b>Floor Area</b>	214 m2

### Agent Details

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Also on the lower level are a separate toilet, a practical bathroom with a large Roman bath/shower, ample built-in hallway linen storage and two minor bedrooms – each with built-in wardrobes, ceiling fans and low-maintenance timber-look floors. Upstairs, timber stairs and flooring grace a separate master bedroom, along with a fan, split-system air-conditioning, mirrored built-in robes and access out on to a lovely front balcony with a pleasant leafy garden aspect.

Completing the package is a secure single lock-up garage with work benches, a powered storeroom with outdoor access (off the family room) and internal shopper's entry. There is also extra external storage space, if required.

Public transport, top schools (including Como Secondary College and Penrhos College), the Collier Park Golf Course, the stunning Neil McDougall Park and lake, restaurants, Canning Bridge Train Station, our picturesque Swan River and the foreshore are all only walking distance away from where this fantastic little property lies. This really is a lifestyle to envy!

Other features include, but are not limited to:

- Loads of off street parking for all of the toys!!
- Electric roller shutters to the master/balcony windows
- Security-alarm system
- Security doors – including to the entrance
- NBN internet connectivity
- Rainwater tank
- Gas hot-water system
- Council Rates - Approx. \$1685
- Water Rates - Approx \$998

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