

1/165 Williamson Avenue, Cloverdale, WA 6105



Unit For Sale

Tuesday, 28 May 2024

1/165 Williamson Avenue, Cloverdale, WA 6105

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 60 m2

Type: Unit



Adam Bettison

0893782555

From \$399,000

Convenience, modernity and location are three words that come to mind when you view this property set in the heart of Cloverdale. Built recently in 2016, this unit has been designed with a comfortable layout and convenience in mind - both bedrooms have their own ensuite, there is plenty of storage with built-in laundry facilities, and built in robes to both bedrooms, and plenty of light throughout. The property also has recently been updated to include new flooring throughout! Being walking distance to shops and schools, everything you need is on your doorstep as well as providing a comfortable lifestyle to reside in - as well as being close to parks, schools, and within approx. 15 minutes drive to the Perth CBD. If you are looking for your own place, or for a low-maintenance unit to rent out, then look no further!

Property Highlights:- Two-bedroom, two-bathroom unit built in 2016- 86 square metres total lot size- 60 square metres interior floorspace size- Securely situated within a gated complex- Allocated undercover parking bay- Gated pedestrian access and visitor's parking- Private courtyard with sliding door access to interior- Two bedrooms - featuring new carpet!- Large living/dining area with new flooring placed!- Modern kitchen design with plenty of room- Split system air conditioning to make the home comfortable- Internal laundry facilities- Lockable storeroom separate to the unit, for plenty of storage!- Built in robes to both bedrooms for internal storage!

Investor Summary:- This property is vacant and ready to be moved in to immediately!- Market rent for 1/165 Williamson is approximately \$550 per week- Based on a purchase price of \$400,000 and market rent, the estimated rental yield for this property is 7.15%!- HouseSmart Real Estate is highly active in Cloverdale and the surrounding areas - with an office in nearby Belmont Village! - and can provide high-quality property management services throughout the course of the tenancy and beyond.

Situated in a secure complex within the heart of Cloverdale, this property is ready to be your new home. High-quality features have been prominent throughout the build of this unit in 2016, with stainless steel appliances throughout, downlights brightening up the living areas, and built-in laundry services meaning that you don't need to utilise a common area laundry to get your washing done. Well-positioned windows allow plenty of natural lighting throughout, especially to the living area where there is a large sliding door allowing easy flow-through from the living areas to the outside courtyard.

To the interior of the property, both bedrooms are good sized and feature built in robes for all your storage needs. Extra storage is available in the store room which comes with the apartment. Carpet to the bedrooms is neutral toned and soft on the feet, whilst the living areas showcase beautifully presented floorboards. The property has recently been updated to include new flooring throughout - you would be the first to make the most of these beautiful new additions to the home!

The kitchen is a highlight of the home, with lots of cupboard space including overhead cupboards, electric hotplates, and a double sink. You can cook dinner up and eat outside in the warm summer evenings, or make a coffee in the morning and watch the sun rise. This courtyard would be the perfect spot to put an outdoor table and chairs, for entertaining family, friends and guests. The memories are just waiting to be made here!

Location-wise, this property could not be better positioned with only 15 minutes to walk to Belmont Forum where retail shops, Woolworths, ALDI, Coles, food outlets, cafe's and more, all await. Plenty of parks and reserves surround the home such as Miles Park and community centre. There is a bus stop on Hardey Road only 400m away. If you work FIFO, Perth Airport is a quick 10 minute drive (7.1km). And as for schools, there are four within 20 minutes walk, being Belmay Primary School (1.3km), Notre Dame Catholic Primary School (450m), Belmont City College (1.7km), and Cloverdale Primary School (1.1km).

This property has a lot to offer, and it set within a wonderful location. Air conditioning, new flooring and modernity make the home a relaxing place to come home to, and the courtyard, large windows and layout ensure that the design of the home is efficient as possible. Whether using it for yourself (dream home or first home?) or renting the place out and making the most of the incredible location, there is a lot here to offer - so don't miss out!