

**1/353 Main Street, Balcatta, WA 6021**

**Professionals**

**Sold Unit**

Monday, 14 August 2023

1/353 Main Street, Balcatta, WA 6021

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 49 m2**

**Type: Unit**

**\$300,000**

Close to Schools, Close to Shops, Close to Transport, This charming unit offers a fantastic opportunity for first home buyers or investors looking for a low-maintenance property in a convenient location. Situated in the heart of Balcatta, this property is just a stone's throw away from local shops, cafes, schools, and public transport. The unit features one spacious bedroom with a built-in robe, a modern bathroom/laundry tiled to the ceiling, and an open-plan living area. The kitchen is well-appointed with ample storage and bench space, making meal preparation a breeze. Quality fittings and fixtures including stone bench tops, glass splash back, gas hot plate and dishwasher. Other features of this property include air conditioning in the living area and undercover carport by your back door. With its low-maintenance design, this unit is perfect for those seeking a hassle-free lifestyle. The property is currently tenanted until the 10th August 2023 at \$300 per week. Features include but not limited to:

- One large bedroom with built in robe
- One bathroom tiled to the ceiling
- Well equipped kitchen with dishwasher
- Split system air-conditioner in living area
- Courtyard
- Carport by your door
- Storage room
- Tenanted until 10th August 2023 \$300 per week
- Central location with public transport, shops and Glendalough Train station close by
- Water rates \$955.66
- Council rates \$1460.05
- Strata fees \$450 per quarter
- Land area 86sqm
- Build area 49sqm

Don't miss out on this fantastic opportunity to secure a property in a highly sought-after location. Contact Dean or Mela to arrange a viewing. Details provided for this property are for information only and should not be taken as a representation in any respect on the part of the vendor, landlord, or their agent. Prospective clients should make their own enquiries regarding the property or fixtures before entering into any Contract, or Lease Agreement. All plans and measurements are approximate and not to scale.