

**1/50-54 cambridge street, West Leederville, WA
6007**



Apartment For Sale

Wednesday, 7 February 2024

1/50-54 cambridge street, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment



James Alessi

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\$330,000

Discover the epitome of comfort and convenience in this charming 2 bedroom, 1 bathroom ground floor unit, perfectly situated for a lifestyle of ease and accessibility. Nestled in a prime location, this residence offers a seamless blend of modern living and urban convenience. A fantastic opportunity for the savvy investor, downsizer or first home buyer seeking an affordable way to enter the West Leederville market. Commute with ease, being located just moments away from major transport hubs, this residence is a commuter's dream. Whether you prefer public transport or have your own vehicle, you'll appreciate the convenience of quick and easy travel options. While also being in close vicinity to St John of God Subiaco Hospital, excellent schools and nearby to an abundance of local eateries and shopping. Currently tenanted for \$460pw with a lease in place until the 27/03/2025. This equates to an 7.27% approx return on investment (this figure is not taking the annual outgoings into consideration). Inside the apartment, you will feel at home with the welcoming open plan concept - a cosy space to relax and unwind or socialise with friends and family. Featuring polished concrete flooring throughout, practical kitchen and access to your very own balcony. The accommodation comprises of main bedroom with wardrobe, second bedroom and an updated bathroom. Positioned in a pleasant complex, the facilities include glistening swimming pool, common laundry and secure parking with 1 under cover car bay allocated to this unit. Specifications include: - 2 Approx 55m2 of internal Lot area - 2 Open Plan living, dining & kitchen - 2 bedrooms with wardrobe to main bedroom - 1 modern bathroom - 1 Balcony - 1 undercover car parking bay - 1 Polished concrete floor throughout - 1 Complex with pool & common laundry Location offers: - 2 400m (approx) to Leederville Train Station - 2 600m (approx) to West Leederville Train Station - 2 1km (approx) Bob Hawke College - 2 1km (approx) to Perth Modern School - 2 1.1km (approx) to St John of God Hospital - 2 1.2km (approx) to City West Centre Shopping - 2 2.5km (approx) to Perth CBD Annual rates & levies: - 2 Council Rates: \$1,300.13 p/a (approx.) - 2 Water Rates: \$957.96 p/a (approx.) - 2 Strata Levies: \$985.00 p/qtr (including reserve fund) Exceptional value - this property will not last long. Enquire today. *Please note: The floating laminate wood floor in the living area is not included in the sale of the property* Information Disclaimer: This information has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information provided. Enable Real Estate provides this information without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this information is at the client's own risk. Enable Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this information by a client.