

1/50 Kingston Avenue, West Perth, WA 6005



Sold Apartment

Friday, 17 November 2023

1/50 Kingston Avenue, West Perth, WA 6005

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 38 m2

Type: Apartment



Angie Taylor
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\$245,000

Are you looking for a cosy and convenient living space in the heart of West Perth? Look no further! Here is a fantastic one bedroom, studio sized apartment available for sale that ticks all the boxes. This ground floor, studio apartment is full of charm, with wooden floorboards creating a welcoming atmosphere and fresh tiles through the spacious and modern galley kitchen area. With a gas cooktop, electric oven, an abundance of storage and ample bench space, including an interactive breakfast bar. You will be surprised at the sense of space and the cleverly designed glass brick wall sectioning off a private bedroom and upgraded bathroom area. A nook in the kitchen for the washing machine means you have everything at your fingertips. All year round comfort is provided by the reverse cycle air conditioner. Boasting an abundance of natural light, this little gem has the added bonus of being sold fully furnished and equipped, with an outstanding tenant who has made this a comfortable home for themselves and is keen to stay. A small 2-storey complex of only 16 apartments with a central shared courtyard area, along with secure off street parking offers a peaceful living environment with a sense of community. Situated in a central hub, tucked away at the end of a quiet cul-de-sac, providing easy access to West Perth, Leederville and Subiaco, ensuring you are never far from the action. Walking distance to Beatty Park Leisure Centre, Robertson Park Tennis Centre, West End Deli and the Free CAT bus route means you may not even need a car. Whether you are looking for an investment or a future home, this apartment has it all.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: An abundance of natural light
Separate bedroom area
Modern galley kitchen with gas cooktop
Upgraded bathroom
Reverse cycle air conditioning
Secure, off street parking
Tucked away in a quiet cul-de-sac

LOCATION: In a quiet cul-de-sac, the location is just so convenient. Within easy walking distance to local shops, restaurants and cafes and a quick bus ride into the city. The free CAT bus is within a few hundred metres meaning you have easy transport to all amenities. For both lifestyle and convenience this location has a lot to offer.

RENTAL RETURN: Currently tenanted at \$380 pw until May 2024 (approx. net ROI 5.65%)

TITLE PARTICULARS: Year Built: 1962
Lot Size: 38 sqm (plus car bay)
City of Vincent Council Rates: \$1,584.05 p/a approximately
Water Service: \$941.20 p/a approximately
Strata Levies: \$790.63 p/q (Admin: \$390.63 p/q + Reserve: \$400 p/q)

Ensure that you add this studio to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.