

1/6 Argyll Place, Duncraig, WA 6023

Sold Apartment

Wednesday, 27 September 2023



1/6 Argyll Place, Duncraig, WA 6023

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 62 m2

Type: Apartment



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\$470,000

Savvy investors or owner occupiers looking for the perfect lock & leave / location driven lifestyle - TAKE NOTE. Set in sought-after South Dun Craig, Apartment 1 at 6 Argyll Place is perfectly placed to enjoy local amenities as well as an easy commute to the city after a short walk to Warwick Train Station. This street front downstairs apartment is highlighted by premium finishes & enhanced with a long list of features:

- 2 generous bedrooms - each with sliding mirrored robes
- 2 well-appointed bathrooms with pivot screen doors to showers, china basins & wc's and quality tapware
- A deluxe kitchen with stone tops with a waterfall edge, integrated dishwasher, built in microwave and plenty of storage incorporating both drawers and cupboards
- Flexibility in the living / dining area to adapt to your own requirements
- Outdoor alfresco area
- Laundry facilities incorporated into the main bathroom with front loader washer dryer already in situ
- 2 reverse cycle split system air-conditioners
- Quality tiling & carpets, skirting boards and feature high ceilings throughout
- Covered car bay plus downstairs store room
- Automatic gate to secure the complex with intercom to each apartment
- No exorbitant strata levies here to maintain gyms and pools you don't use - they equate to approx. \$450 per quarter which includes gardening to all common areas
- Cleverly designed to maximise easy living, these well-appointed apartments stand out in quality and finish, located at the end of a cul-de-sac and perfect for the astute commuter
- Location is key to this sought-after location:

- Only 250m & you are on the foot bridge of the Warwick Train & Bus Station
- 500m to Carine Open Space
- Just over 1km to Carine Shopping Centre & 1.6km to Warwick Grove Shopping precinct
- In just 20 minutes from your door you're in Murray Street Mall
- Shire rates: \$1,775.12 (2022/2023)
- Water rates: \$1,323.79 (2022/2023)
- Strata levies: \$1,720.88 pa

For the investor: The Argyll Apartments maintain high rental occupancy and currently achieve \$500 - \$520 per week in the current market. Please note: internal photos are of another apartment in the complex.