

# 10/171 Bishopgate St, Carlisle, WA 6101



## Unit For Sale

Wednesday, 17 January 2024

10/171 Bishopgate St, Carlisle, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 80 m2

Type: Unit



Lee Tamblin  
0466250944

## Offers Over \$399,000

Welcome to your new abode, a value packed 3 bedroom apartment, nestled on the top floor, behind the 'pearly' gates of a renovated complex. Perfect for first home buyers, professional couples, downsizers, or investors seeking an affordable entry point into the Carlisle market! Don't miss the chance to own this secure and spacious apartment. Main Features:\*

- Living Space: Open plan with reverse cycle air-conditioning and balcony access\*
- Kitchen: Equipped with a gas cooktop and separate pantry\*
- Bedrooms: 3 bedrooms (2 with sliding built-in robes)\*
- Bathroom/Laundry: Spacious combined space with shower, vanity, and WC\*
- Comfort: Reverse cycle air-conditioning (in Living & Master)\*
- Outdoor Spaces: Two balconies with a serene treetop outlook\*
- Parking: Undercover parking for 2 cars in a secured complex\*
- Storage: Lock-up storeroom

Location Highlights:\*

- 500m to Oats Street Train Station\*
- 900m to Archer Street shopping\*
- 1km to Fletcher Park/ 300m to Parnham Reserve parkland\*
- 1.4km to Vic Park East cafe strip, shopping\*
- 3.5km to Crown Entertainment Precinct\*
- 4km to Curtin University\*
- 5km to Perth CBD

Lease Information:\*

- Currently Owner Occupied\*
- Independent Rental Appraisal Of \$600 Per Week

Financial Details:\*

- Council Rates: \$1,425.08 per annum (Town of Victoria Park)\*
- Water Rates: \$1,044 per annum\*
- Strata Fees: \$3,002 per year (paid quarterly) (includes Reserve fund, Water & Gas Consumption, Gardening, Building Insurance, etc.)

Property Code: 61