

10/35 Morfitt Street, Mandurah, WA 6210

ACTON

belle
PROPERTY

Sold Unit

Thursday, 4 January 2024

10/35 Morfitt Street, Mandurah, WA 6210

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Unit



Brody Harris
0895502000



Emma Pinington
0895502000

Contact agent

Modern convenience & style Brody & Emma from Team Harris proudly welcome this contemporary low-maintenance apartment to the market. Ideally located in the heart of town, merely minutes from the beach, Foreshore cafe strip, Forum shopping complex, train station, schools, entertainment and every other convenience - this near new inner-city property presents a savvy investment opportunity, earning a high rental yield. Constructed in 2018 and situated on the upper level of a small six-apartment complex that is privately set back from the street. The modern design invites an abundance of natural light, creating a fresh and open atmosphere. Its contemporary fit-out, neutral decor, and emphasis on easy-care, low-maintenance living, ensures this property is well-suited to a range of buyers, including FIFO owners, first-time homebuyers, couples, and investors with a tenant already in place. Adding to its investment appeal, this apartment comes with a fixed lease in place until 15/10/2024, returning an income of \$380 per week and maintaining a healthy yield of 6.5%. Don't miss this opportunity to own a stylish and convenient apartment in a perfectly central location. Distinctive features:

- Level 1 position with private stair access
- Set back from the road in a private complex of 6
- Very minimal strata fees, incorporating building insurance, water usage, gardening & pest control
- 2 bedroom, 1 bathroom configuration
- 1 car bay + convenient 5m² external store room
- Open plan design flooded with natural light
- Functional kitchen with stylish stone benchtops, stainless appliances, gas cooktop & dishwasher recess
- Expansive balcony, ideal for indoor/outdoor entertaining
- Built in robes to bedrooms + European-style laundry
- Reverse cycle air conditioning to living ensures year-round comfort
- Timber-look vinyl flooring adds a touch of warmth
- Ideal lock-and-leave option with the absence of external maintenance
- Central location with train station, shops, restaurants/bars/cafes, beach & schools all within close proximity
- High rental yield of 6.5% returning \$380 per week, with a fixed lease in place until 15/10/2024

Approximate outgoings:

- Strata Levies: \$300 per quarter (apply from 01/01/2024)
- Council Rates: \$1,900 per annum
- Water Rates: \$1,229 per annum

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