

10/36 Monmouth Street, Mount Lawley, WA 6050



Unit For Sale

Wednesday, 12 June 2024

10/36 Monmouth Street, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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From \$435,000

Ideal first home buy if you are looking to get on the property ladder without having to compromise on location. Investors! One for you too, proven rental record and good yield, this property will certainly see you benefit from Perth's rental boom. Currently leased at \$545 per week. Nestled in this secure boutique complex of just 10, this spacious first floor, two bedroom, one bathroom apartment is absolutely ideal for a first home or investor. This unit boasts a versatile floor plan encapsulating quality modern living with a low-maintenance twist. Offering a great size separate laundry room which could easily double as further storage or a home office! Stunning Jarrah wood floors throughout, quaint, beautifully presented kitchen with dishwasher, fantastic size master bedroom - this unit is an absolute gem. First class location with all Mount Lawley has to offer. Approx 10 minutes' walk to the heart of Mount Lawley with its diverse, eclectic vibe offering cafe's, bars, boutiques and restaurants. Access to city bound buses on William Street and Fitzgerald Street means you really do have access to everything. Approx 900m to Hyde Park for a workout or run with a view, weekend picnics with family and friends or evening dog walks meeting the Mount Lawley community:What we love: - 2 bedrooms, 1 bathroom - Large master bedroom with direct access to the bathroom - Large separate laundry which could easily double as a home office- Split-system air-conditioning to the main living space- Stunning Jarrah hardwood flooring throughout - Modern kitchen with dishwasher - Modern bathroom with bath - Front balcony setting with space for chairs - Open car space in secure setting and ample street parking - Strata approved pet friendlyRates:Council Rates: \$1,498.88 paWater Rates: \$951.30 paStrata Levies: Admin: \$1,062.50 p.q; Reserve: \$200 p.q.*Disclaimer: photos used from 2022.