

# 10/4 Southend Road, Hamilton Hill, WA 6163

## Flat For Sale

Friday, 19 April 2024

10/4 Southend Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Flat



Kevin Sleight  
0406369763



Kasma Godfrey  
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## From \$250,000

Please note: The photo's show a vacant property however the property is currently tenanted on a fixed term tenancy at \$320.00 per week. Lease expiry = 19 September 2024. (The tenant is very keen to stay on if the buyer is an investor) This second level 2 bedroom unit is located in a well maintained complex which is situated opposite local bush land and is a short distance to Manning Park. The unit features 2 bedrooms, a combined bathroom/laundry and open plan living & meals area. The kitchen has a pantry and plenty of cupboard space. Electric upright stove for cooking. The combined bathroom/laundry is situated between the bedrooms which can be zoned off by a door to the living area. The large balcony is situated to the south side of the property which means you can take advantage of the afternoon breeze. There is one car bay also included. Total Strata Fees per Qtr \$812.50 (Includes building & indemnity insurance + reserve fund) Council Rates Approx \$1,656 per annum