

**10/54 Melville Parade, South Perth, WA 6151**

**Sold Unit**

Thursday, 14 December 2023

10/54 Melville Parade, South Perth, WA 6151

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 44 m2**

**Type: Unit**



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**\$312,500**

Welcome to this renovated and conveniently located property in the premium suburb of South Perth. Situated on the 1st floor, this gem is ideal for busy city professionals, lock-and-leave enthusiasts, downsizers, and savvy investors. Don't hesitate, as this unit won't be available for long! The unit boasts modern finishes, Jarrah flooring that gleams, a north-facing aspect, and even river views. With excellent rental potential, this property is an absolute catch in an enviable locale. Inside, you'll find an open-plan living area that seamlessly extends onto a balcony, offering a perfect blend of indoor and outdoor living. The stylish kitchen features generous storage, a breakfast bar, and stainless-steel appliances, including a washing machine. The spacious bedroom not only provides river views but also features mirrored sliding wardrobes and an en-suite bathroom. The bathroom showcases modern aesthetics with a sleek vanity and a glass-screened shower. Double glazed windows and doors ensure a peaceful and quiet atmosphere indoors. Safety and security are paramount, and this property is situated within a secure complex, complete with a communal laundry area. Beyond the property itself, you'll be within walking distance of numerous local lifestyle attractions. Explore the Mends Street Cafe strip, unwind at the Windsor Hotel, enjoy the proximity to Perth Zoo and the Swan River Foreshore, and easily access the ferry across to Perth CBD. Currently, the unit is leased at \$400 per week on a periodic lease. The existing tenant, who is highly regarded, is interested in continuing the lease, making this an enticing opportunity for investors. Previously serving as a city base for the seller's adult children and later transitioning into an easy-care investment, the time has now come for a new owner to step in and enjoy the benefits of this well-appointed residence. Embrace the modern charm, convenient location, and all the features this property offers – it's sure to captivate anyone seeking a stylish and functional living space in one of South Perth's most sought-after neighbourhoods. Contact Bev Chadwick today for a private viewing on 0450 203 857#wesellthebesthomes#teamworkmakesthedreamwork

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