

**101/81 King William Street, Bayswater, WA 6053**

**Professionals**

**Unit For Sale**

Wednesday, 12 June 2024

101/81 King William Street, Bayswater, WA 6053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Unit**



Nic Pulvirenti  
0893783311

## UNDER OFFER

Bayswater's local specialist NIC PULVIRENTI is proud to present this great budget 2 bedroom x 1 bathroom unit positioned directly on the highly sought after Bayswater café strip! The low maintenance lifestyle this unit will present makes it absolutely ideal for the first home buyer, downsizer, investor or anyone willing to get their hands a little dirty whilst being located only 12 minutes from the Perth CBD! This unit was mid-way through a renovation when work had to cease. Unfortunately the sellers are not in a position to continue these renovations therefore the property will be sold "as-is" with the new owner taking on the job of finishing the updates! The great thing about this unit is here you're presented the opportunity to scoop up an easily rentable property for a VERY good price, complete the finishing touches and put yourself in an "instant-equity" position. \*NOTE: This property is sold as-is with no warranties on plumbing, electrical and gas items nor structure\* THINGS WORTH NOTING: - Designated car bay - New glass sliding door to be installed between balcony prior to settlement - Stove, oven, fan etc last known condition was working - Situated on the top floor WHAT NEEDS TO BE DONE HERE? - You really need to check this property out for yourself to determine what exactly needs to be done. The kitchen & bathroom are in the process of completion however tiling etc is definitely required. - This property is sold in an "as-is where-is" condition. THIS IS ABSOLUTELY PERFECT FOR SOMEONE WILLING TO DO A BIT OF DIY! If the potential of this 2x1 budget unit doesn't sell you, the A+ location certainly will! Public transport is virtually on your doorstep, with local shops, cafes, schools, the newly renovated Bayswater Train Station & one of Perth's best dog parks just a stones throw away! Approximate Distances: Nearby bus stop - 50m (998 & 48 bus service) Local Gyms & food venues - 100m Nearest childcare centre - 100m Local Parks - 600m Riverside Gardens & The Swan River - 600m The Bayswater Café Strip - 700m The all popular King Somm wine bar - 700m Upgraded Bayswater Train Station - 800m Perth Airport - 12 minute drive Perth CBD - 12 minute drive This location is truly A+! Additional Information Built: Approx 1978 Council Rates: Approx \$1,686.52 PA Water Rates: Approx \$884.42 PA Strata fees: Admin Levy = \$620 P/QTR Reserve Fund = \$240 P/QTR Total = \$860 P/QTR\*\* Get in touch with Bayswaters local agent NIC PULVIRENTI to discuss viewing opportunities!