

109/4 Dover Court, Mosman Park, WA 6012

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Sold Unit

Saturday, 23 September 2023

109/4 Dover Court, Mosman Park, WA 6012

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 42 m2

Type: Unit



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\$258,000

Nestled in a quiet cul-de sac in Mosman Park, this neat and tidy unit situated on the top floor, presents a great opportunity for first home buyers or investors alike. Surrounded by lush gardens, this well-maintained complex has the bonus of a fabulous underground pool area for residents to enjoy. Step inside this charming unit to find a practical open plan layout. The tiled kitchen area boasts ample storage and overlooks the carpeted lounge area, seamlessly flowing onto a small north-facing balcony. Natural light fills the bedroom and comes complete with a built-in wardrobe and ensuite. With only neighbours only on one side, tenants or buyers can enjoy a tranquil and private living experience with the additional benefit of a dedicated undercover car bay for added convenience. The unit is currently tenanted and fetches a rental price of \$330 per week. Whether you're a First Home Buyer or Investor, this 1 bedroom, 1 bathroom cozy unit could be for you.

THE FEATURES

- Spacious bedroom with large north facing window, built in robes and adjoining ensuite
- Bathroom with shower, toilet and vanity
- Open plan kitchen with plenty of storage, pantry, oven and four gas burner stove top
- Carpeted lounge room with direct access to a small north facing enclosed balcony
- Reverse cycle air conditioning in living area
- Dedicated undercover car bay

THE COMPLEX

- Impressive, large underground swimming pool
- Well maintained and lush gardens surrounding complex
- BBQ facility
- Shared laundry facilities with adjoining drying area
- Part-time complex caretaker

THE LOCATION

- 295m approx. to Victoria Street Train Station and bus stations
- 370m approx. to the Mosman Park shopping center (currently being renovated)
- 360m approx. to Rodney's bait and tackle (popular Mosman Park bar)
- 600m approx. to the beautiful Mosman Park beach.
- 265m approx. to the Belin Café and Restaurant

DETAILS YOU WILL NEED

Council Rates: \$1,495.56 per annum
Water Rates: \$847.93 per annum
Strata Levies: \$750 + \$400 (special levy) + \$250 (reserve levy) per quarter

For a comprehensive digital brochure direct to your mobile, simply text Dover to 0488 826 685 or contact Jamie Harrington on 0413 009 962 to arrange an inspection. Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.