

**11/115 Hodgson Street, Tuart Hill, WA 6060**



**House For Sale**

Monday, 15 April 2024

11/115 Hodgson Street, Tuart Hill, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nigel Ross  
0892753825

**From \$379,000**

Situated up the cul-de-sac end of the street, there is a sense of privacy attached to this renovated 2 bedroom 1 bathroom upper-level apartment with surprise city views through the treetops and a very handy proximity to all of your important everyday amenities. This stylish unit doubles as the perfect investment with a current lease in place until late November to great tenants paying a generous \$440/per week in rent. Complementing a lovely balcony outlook is an open-plan living, dining and kitchen area, where most of your casual time will be spent. The modern kitchen itself features double sinks, electric range-hood, hotplate and oven appliances, tiled splashbacks and both over-head and under-bench storage cupboards. The quality bathroom-come-laundry wet area boasts a decent shower, a sleek stone vanity and under-bench storage, whilst filled with ample natural light. Don't delay your decision when it comes to securing an impressively-convenient location that sits within footsteps of bus stops, beautiful neighbourhood parklands, community sporting facilities, schools (including Tuart College, Tuart Hill Primary School, Servite College and St Kieran Catholic Primary School), restaurants and shopping at both the Flinders Square and Dog Swamp Shopping Centres. The likes of the buzzing Main Street food and coffee strip, Glendalough Train Station, the freeway, the city and the coast are also just minutes away in their own right, adding to the appeal of this value-for-money property. Contact Nigel Ross today to find out more. Opportunity knocks - and loudly! Features include, but are not limited to: • 2 bedrooms • 1 bathroom/laundry • Renovated • Easy-care timber-look flooring - tiled floors to the kitchen and wet area • Open-plan living/dining/kitchen area • Balcony • City glimpses • Split-system air-conditioning • Feature character ceilings • Decorative ceiling cornices • Skirting boards • Strata fees - \$529/per quarter • Potential rental income of \$550 per week