

11/16 Gwenyfred Road, Kensington, WA 6151

Unit For Sale

Wednesday, 17 April 2024



11/16 Gwenyfred Road, Kensington, WA 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Lee Smith

0894742000

OFFERS FROM \$428,000

Upon approaching this pristine ground floor unit nestled within a well-maintained group, one cannot help but be impressed at its enviable location, prompting thoughts of whether a lifestyle could possibly be any more desirable. The privileged dweller of this conveniently situated inner-city abode will relish leisurely walks to the picturesque South Perth foreshore, socializing at the renowned cafes and dining establishments dotting the vibrant Mends and Angelo Street precincts, as well as easy access to the CBD via a short bus ride, bicycle journey, or ferry trip. Alternatively, they can retreat to the serenity of their own peaceful gardens. Currently under a lease agreement with lovely tenants until December 12th at \$450 per week, with a scheduled rent increase in July, prospective buyers are urged to act promptly to seize this lucrative opportunity before it slips away. Indoors, the residence beckons with a generously proportioned open-plan lounge and dining area, a contemporary and functional kitchen, two generously sized bedrooms, and a generous bathroom, leaving little to be desired aside from moving in, unpacking, and savouring the comforts of home.

FEATURES: - Covered car bay & with additional street parking available - Separate lounge and dining areas - Modern kitchen offering ample storage with cabinets galore - Air-conditioning to living room - Large laundry with generous storage - Separate toilet - Video tour available on file for remote buyers

THE LOCATION: - 400m walk to Swan River - 1.5 km walk to Victoria Park Cafe and Restaurant strip - 5-minute drive to Crown Entertainment Complex - 6-minute drive to Perth CBD - 15-minute drive to Perth Airport

PROPERTY SPECIFICS: - Current Lease | \$450/week until 12/12/2024 with increase in July to \$480/wk - City of South Perth | \$1,778 p/a - Water Corporation | \$943 p/a - Strata (Admin & Reserve) | \$655 p/qtr - Internal Area | 67m² - Parking | Single carport - Pets | By approval

This property is available exclusively through Bourkes, please contact Lee Smith on 0447 843 345 or lee@bourkes.com.au to find out when the next home open is or to organise a private inspection.