

11/66 Cleaver Street, West Perth, WA 6005

EDISON McGRATH

Apartment For Sale

Wednesday, 29 May 2024

11/66 Cleaver Street, West Perth, WA 6005

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Daniel Caccamo
0892863655

Offers From \$260,000.

THE DEAL>Welcome to West Perth - the lifestyle on offer needs no introduction and with several cafes all within walking distance to your new home, I am absolutely pumped to bring 11/66 Cleaver Street to market. Allowing owner occupiers, the opportunity to take advantage of the Inner City Lifestyle and investors the opportunity to capitalise on an 8.3% rental yield & future capital growth of this burgeoning Inner City hub - this is the perfect buying opportunity no matter your situation. THE FEATURES. • Located within the tightly held Cleaver Court apartment group. • Only seconds from Hyde Park & both Leederville & North Perth entertainment precincts. • Recently renovated throughout offering 40m² of living space. • Located on the first floor with a Northern aspect allows for ample natural light to radiate throughout the apartment. • With the potential to achieve a rental income of \$520 - offering an 8.30% rental yield for investors. • Open-Plan kitchen, living, dining & balcony spaces allows for an effortless flow from inside to out with an emphasis on natural light and easy, low maintenance living. • The recently renovated kitchen offers stone bench tops, stainless-steel appliances, and ample storage offers & bench space. • The primary suite is complete with built in wardrobes & ensuite with ample natural light flowing throughout. • Split System Air Conditioning in the living space. THE LIFESTYLE. • 50m to the local café. • 100m to Beatty Park Leisure Centre & Reserve. • 900m to the Leederville Entertainment Precinct. • 1.2km to Hype Park. • 1.5km to the Northbridge Entertainment Precinct. • 2.3km to Kings Park. • 2.4km to Perth CBD. • 3.0km to Elizabeth Quay. This is an ultimate buying opportunity for owner occupiers & investors alike. For more information or to receive your Property Information pack, contact me on 0423 884 440. DISCLAIMER - whilst every care has been taken in preparation of this advertisement, all information supplied by the Seller & the Seller's Agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.