

114/996 Hay Street, Perth, WA 6000

Force

Apartment For Sale

Friday, 19 January 2024

114/996 Hay Street, Perth, WA 6000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



John De Leo
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Mid to High \$400's

Wonderful 2-bedroom executive style apartment in the vibrant west end area of Perth City. Ellement 996 is a modern and secure complex which features resort style facilities in such a convenient location. Bringing every desirable aspect of city living to your doorstep, whether it be endless possibilities of entertainment, dining, shopping, recreation, business or culture. Situated on Level 17 (as per strata plan) and with views looking out over RAC Arena to the North East direction. Freshly painted, this one looks and feels extremely modern and fresh with an abundance of natural light flowing thru. Two good size bedrooms with built in robes, bathroom/laundry combo with spa bath, open plan kitchen/meals and lounge room, air conditioning and more. Facilities include sparkling pool ready for the summer fun, spa, gymnasium, outdoor sundeck & shower, quality Cafe at entry to complex, spacious lounge foyer area to relax which has been very recently upgraded, secure basement parking and all this within easy walk to all the city amenities. Easy access to freeways North & South, Kings Park, RAC Arena, Watertown brand-outlet shopping, Elizabeth Quay, Swan River and so much more all just a short stroll away, or choose one of the many free CAT buses at your doorstep. Sell the car as you wont need it! What a great lifestyle you can have by choosing to live here or alternatively this is a wise investment opportunity with high rent returns and low vacancy rates. It is currently vacant with an expected rental return of approx. \$650pw. This one is ideal for everyone from professional singles & couples, downsizers, first home buyers or astute investors, anyone looking for a great Perth base in a highly desirable complex and location. For more information or to book a private viewing please call John De Leo, Force Real Estate on 0407 472 155.

Apartment Features include: 2 bedrooms both with robes
Bathroom with spa bath
Open plan meals and lounge
Modern kitchen with dishwasher
Balconies with views
Freshly painted
Air conditioning
Granite benchtops
Tiled splashbacks
Washer/Dryer in bathroom
Council Rates: \$1823pa
Water Rates: \$1325pw
Strata Fees: Admin \$1267.09pq / Reserve \$165.56pq
Expected Rent Return: \$650pw

Building Features include: Swimming pool with outdoor sundeck
Gymnasium
Gated electronic entry
Secure car bay
Upgraded spacious lounge area in lobby
Cafe at entry to complex
Keyless entry with great security
Onsite building manager/caretaker
Built: 2007
Living Area: 73sqm
Balconies: 18sqm
Car bay: 20sqm
Total Strata Area: 111sqm