

**12/186 Albert Street, Osborne Park, WA 6017**

***Force***

**Sold Unit**

Wednesday, 23 August 2023

12/186 Albert Street, Osborne Park, WA 6017

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



John De Leo  
0894884111

**\$305,000**

**\*\* GONE ALREADY. MULTIPLE OFFERS IN 5 DAYS, CALL JOHN IF THINKING OF SELLING! \*\***Welcome to this lovely renovated 2x1 unit in a quiet and well maintained complex. With striking good looks, fabulous layout, super convenient location and a private balcony, this little beauty is sure to please you and would make an ideal first home or smart investment. Unit #12 is located on the first floor and overlooks the lush grounds of the complex known as Pinedale. Internally the property has a spacious lounge/living room with air conditioning, casual meals area and a renovated kitchen with extra overhead cupboards, tiled splashbacks and gas top cooking. There is quality flooring throughout and the unit has a very relaxing and homely feel about it. The bathroom & laundry combination is very modern and a good size. Both bedrooms have carpet and the main has a built in robe. The balcony is perfect to sit and unwind with your morning coffee or evening wine and enjoy a good book. The complex grounds are lovely and spacious, they are very well maintained with reticulated lawns, great lighting for security and there are also 6 visitor parking bays. Situated so close to all amenities this popular suburb has to offer, inc Freeway entry/exit, public transport, local schools & Main St shops and cafes, this is certainly worth your attendance if you are searching for a neat and tidy property at a very affordable price. Do not delay your inspection as this lovely unit will attract plenty of interest. Very recently rented for \$400pw it is now vacant and with such a tight rental market you will certainly obtain a great rental return. Call John De Leo on 0407 472 155, Force Real Estate for a private viewing or for more information. Features Include: 2 bedrooms (BIR in main) 1 bathroom/laundry combo Lounge Room Modern kitchen Overhead cabinetry & rangehood Casual meals area Split system air conditioning Private balcony Instant gas HWS Allocated parking bay with carport Well-maintained lawns/common areas Visitor parking bays Security doors and screens Council Rates: \$1463pa Water Rates: \$879pa Strata Fees: \$609pq includes Reserve Fund Internal Size: 61sqm Built: 1971 Strata complex of 14 units Rental Estimate: \$400pw +Awesome Investment Opportunity