

13/4 Dover Court, Mosman Park, WA 6012

Sold House

Friday, 3 November 2023

**Jones
Ballard**

13/4 Dover Court, Mosman Park, WA 6012

Bedrooms: 1

Bathrooms: 1

Area: 42 m2

Type: House



Nik Jones

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Contact agent

Nestled in a well-maintained group in lush garden setting at the end of a quiet cul-de-sac, and positioned on the first floor with a tranquil treetop aspect, this spacious one bedroom apartment is privately protected from the street by a canopy of trees, with a picturesque park on your doorstep, and every convenience within easy walking distance. The fresh, coastal styling is complimented by the amazing location close to the beach, while the north-facing orientation provides an abundance of natural light. The renovated kitchen has been thoughtfully crafted with stone tops, and plenty of cupboard space, so rare to find in apartments. Sliding doors provide access to a small private balcony, the perfect place to sit and enjoy the leafy outlook after a long day, and there is plenty of room to relax in the spacious living area. The large bedroom is perfectly laid out to easily fit a queen-size bed, while still allowing plenty of space for a dresser or small desk, while fitted built-in robes behind sliding mirrored doors ensure there is plenty of room for your clothes and treasures, and a well-designed bathroom in fresh neutral tones completes the picture. If you have been searching high and low for a well-presented apartment and have been disappointed by the lack of appealing options in this price bracket, then your search may finally be over. Whether you are a first homebuyer looking for the perfect place to start your home ownership journey, or an investor looking for an easy-care entry into an in-demand area, this is an opportunity not to be missed. - Convenient first floor location, easy access via the stairs or lift - Freshly painted in light neutral tones, easy-care timber-look flooring - Modern kitchen and bathroom, plenty of storage (includes stainless steel fridge) - Split system reverse cycle air conditioning, security screens - Includes own washer/dryer, plus access to strata laundry facilities (with PayPass) - Huge swimming pool and entertaining area for residents' use - Beautiful park with playground and barbeque facilities on the doorstep - Just a short stroll to Victoria St Train Station and the beach - Easy walking distance to local shops, parks, cafes and the river - Secure building, with electronic access to the building and facilities - Attractive, well managed complex in lush garden setting - Access to secure common area parking for one car (please note car bays are not individually allocated) - Gas and hot water included in the strata levies - Available with vacant possession, ready to occupy or rent out immediately - Excellent potential rental returns, both as vacant or furnished options Council Rates: \$1,512.40 per annum Water Rates: \$733.65 per annum Strata Levies: \$1,000 per quarter (\$750 admin/\$250 reserve fund)