

**13/6 Hampton Street, Burswood, WA 6100**



**Sold Apartment**

Wednesday, 3 April 2024

13/6 Hampton Street, Burswood, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sim Singh

0892773555

**\$345,000**

Experience convenient living with this generously sized two-bedroom apartment nestled in the vibrant heart of Burswood! Boasting an open-plan layout, spacious bedrooms, and breathtaking views of the city skyline, this residence offers a comfortable living experience. Situated in a prime location, with easy access to Perth city and the Crown Entertainment Precinct, along with an array of amenities! Situated within a serene, gated complex, the residence welcomes you with a foyer - style entry leading into the open-plan kitchen, living, and dining area - a perfect retreat for unwinding after a busy day. The centrally appointed kitchen provides ample bench and cupboard space, ideal for meal preparation. At the rear of the apartment, the expansive balcony showcases stunning city views, perfect for entertaining guests. The master suite features a generous sized space, complete with a mirrored built-in robe. A secondary bedroom and bathroom offer flexibility for a roommate or potential use as a study!

**Property Features:**

- Quiet, gated complex
- Balcony to the front entry point
- Open plan kitchen, living and dining room
- Modern kitchen with ample bench and cupboard space
- Low-maintenance tiled flooring
- Spacious master bedroom with mirrored built-in robe
- Separate WC
- Expansive balcony that wraps around the apartment and offers beautiful views of the city skyline
- Complex amenities include: communal laundry, underground swimming pool and washing area facilities
- 1 Carport and ample visitors parking
- NBN ready

**Location Features:**

- 2Kms away from Crown Entertainment Precinct and Optus Stadium
- Close to the Swan River
- 5Kms away from the city
- 3Kms to Victoria Park café strip with shopping, Restaurants, Cafe's
- Very close to public transport

**Rates/Fees:**

- Water Rates: \$861.57 P/A (approx.)
- Council Rates: \$1,430.13 P/A (approx.)
- Body Corporate: \$814.62 P/Q (approx.)

Ideal for first home buyers, downsizers or investors, this property presents a great opportunity! This property is currently leased for \$483.75 per week with the lease due to expire on the 23rd of August 2024. Please don't hesitate to contact Sim Singh on 0422 281 004 or at [sim.singh@raywhite.com](mailto:sim.singh@raywhite.com) to arrange a viewing.

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