

14/10 Wellington Street, Mosman Park, WA 6012

vivian's

Apartment For Sale

Monday, 22 January 2024

14/10 Wellington Street, Mosman Park, WA 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Apartment



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## FIRST VIEWING WEDNESDAY! CALL FOR DETAILS

A superb opportunity to live at 'Island View', one of the very best complexes in the area. This beautifully decorated and renovated apartment comprises of two bedrooms, both including built-in robes and a conveniently located bathroom with an integrated laundry. Offering an open plan lounge and kitchen area which flows to the large, south facing balcony with views over the parklands. The kitchen is well appointed with gas cooking, dishwasher and stone bench tops, plus there's a split system air conditioner in the living area. This is a secure complex with a stunning solar heated, below ground pool with toilet and BBQ facilities for residents and their guests. There is one undercover allocated car bay which is viewable from the bedroom window and balcony, plus lift access, CCTV at all entry and exit points, an onsite live in caretaker. Within walking distance to public transport including Mosman Park Train Station, short stroll to the beach, commuting will be such a breeze. This home is perfectly positioned for first home buyers and or for the investors for the price and location! Don't miss out - you'll love the river and beach lifestyle that Mosman Park has to offer. Tenants are currently paying \$480 per week until the 1/03/2024\*\* please note that this property has virtual staging, no furniture is included with the sale\*\*

What we love about this property:

- Security/keyless entry to building
- Secure undercover parking
- Reverse cycle air conditioning.
- Built in robes in both bedrooms

What we love about this location:

- 260m approx. to Iona Junior Presentation College
- 350m approx. to Belin Cafe
- 380m approx. to Mosman Park Bus and Train Station
- 550m approx. to South Cottesloe Beach
- 690m approx. to Mosman Park Primary School
- 800m approx. to Mosman Park Shopping Centre
- 1.1km approx. to Iona Presentation College

For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. We are your Western Suburb Specialists! Living and breathing Mosman Park. Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Council rates: \$1,870.31 per annum approx. Water rates: \$1,079.55 per annum approx. Strata fees: \$ 3,584.00 per annum approx. (admin) Strata fees: \$1,600.00 per annum approx. (reserve)