

15/3 Russell Avenue, North Perth, WA 6006



Sold Apartment

Sunday, 13 August 2023

15/3 Russell Avenue, North Perth, WA 6006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 41 m2

Type: Apartment



James Alessi

0447055621

\$210,000

Discover the essence of urban living with this pleasant one bedroom first floor apartment, offering fantastic value for money and perfectly positioned just moments away from many convenient local amenities. Ideally suited to first home buyers, savvy investors or downsizers. Currently tenanted for \$275pw with a lease in place until the 12/07/2024. This equates to an 6.5% approx return on investment (this figure is not taking the annual outgoings into consideration). When entering this apartment you are welcomed by a light and bright open plan living space filled with natural light, which floods in from a large louvered window showcasing a leafy outlook towards the city - giving a sense of tranquility and calmness. The practical layout provides a tidy kitchen with gas stove, open to the meals and living area. The accommodation includes a bedroom with plenty of natural light, built in wardrobe and access to the bathroom. This low maintenance unit is positioned in an exceptionally well maintained complex, featuring refurbished communal laundry, new landscaping around the spacious grounds and ample parking onsite. Relish in the exquisite location, situated close to Edith Cowan University, parks, schools and many local eateries and shops on Angove Street and Beaufort Street nearby. Specifications include: - Tidy kitchen & open plan living / dining - One bedroom with built in wardrobe - One bathroom - Large louvered windows - Well maintained complex grounds - Ample parking within the complex - Refurbished communal laundry - 41m² (approx.) of internal living Location offers: - 150m (approx.) to the nearest bus stop - 190m (approx.) to Woodville Reserve - 700m (approx.) Angove Street shops & eateries - 800m (approx.) to North Perth Plaza - 1.2km (approx.) to Edith Cowan University - 1.4km (approx.) to Hyde Park - 1.7Km (approx.) to Beaufort St shops & eateries - 3.6km (approx.) to Perth CBD Annual rates & levies: - Council Rates: \$1,536.17 p/a (approx.) - Water Rates: \$862.77 p/a (approx.) - Strata Levies: \$627.08 p/qtr (including reserve fund) Exceptional value - this property will not last long. Enquire today.* Information Disclaimer: This information has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information provided. Enable Real Estate provides this information without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this information is at the client's own risk. Enable Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this information by a client.