

**154/2 Murray Avenue, Mosman Park, WA 6012**

**vivian's**

**Sold Apartment**

Saturday, 19 August 2023

154/2 Murray Avenue, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



Gill Vivian

0415853926

**\$123,456**

Here's your chance to secure a fabulous property in popular Mosman Park, whether you are a first time investor or savvy investor looking for an additional property for your portfolio, make sure you put this on your list! Upon arrival you are welcomed by a secure complex which is located within walking distance to shops, doctors, transport and the Glyde Street restaurant/bar precinct. This bright and airy apartment situated on the corner position with views offers open plan living and dining flowing onto the balcony with a beautiful leafy outlook. The spacious kitchen boasts ample storage, gas cooking and plenty of bench space. The apartment is complete with two generous sized bedrooms, the master featuring a built-in wardrobe and the minor with plenty of space to add this. Please note this apartment is currently rented for \$370.00 until 26/01/2024. The tenants are a lovely family and have expressed interest to stay on. Please allow up to 24-48 hours for inspections. The location is what we love between the river & the sea, close to Fremantle, quick train ride to Perth. The Glyde Street shopping strip is mere minutes away. Opportunities to join the Mosman Park Bowling Club, Golf Club and the outdoor cinema is just around the corner. Mosman Park is an exceptional area with everything going for it. Rentals are in such high demand as so many want to live here. What we love about this property:

- Open plan living/kitchen/dining
- Updated kitchen
- Gas cooking
- Internal washing machine
- Spacious bedrooms
- Updated bathroom
- Internal washing machine space
- Pet friendly complex

What we love about this location:

- 350m approx. to Victoria Street Train Station and bus stations
- 370m approx. to the Mosman Park Shopping Centre (currently being renovated)
- 360m approx. to Rodney's bait and tackle (popular Mosman Park bar)
- 570m approx. to the South Cottesloe Beach
- 265m approx. to Belin Cafe

What we love about this complex:

- Laundry facilities with PayPass
- BBQ facilities
- Complex caretaker that lives in
- Community vegetable garden and BBQ
- Below-ground swimming pool

For more information please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. We are your Western Suburbs specialists - Living and Breathing Mosman Park WA! 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: \$2,069.62 per annum approx. Water Rates: \$956.90 per annum approx. Strata Rates: \$750.00 per quarter approx. (Admin) Strata Rates: \$400.00 per quarter approx (special levy) Strata Rates: \$500.00 per quarter approx. (Reserve)