

**16/15 Melville Parade, South Perth, WA 6151**



**Sold Apartment**

Tuesday, 15 August 2023

16/15 Melville Parade, South Perth, WA 6151

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 46 m2**

**Type: Apartment**



Edward Lim

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**\$295,000**

Proudly Presented by Edward Lim Step into a world of sheer convenience and vibrant living – welcome to the sensational universe of 16/15 Melville Parade! Nestled just minutes away from the bustling Mends Street hub, this place is more than an apartment; it's a gateway to endless fun and adventure! You're in for a treat as we unveil this spacious, contemporary wonderland. Perched on the first floor of a meticulously maintained complex, this one-bedroom apartment is a masterpiece that effortlessly combines style and functionality. And oh, that balcony – it's not just spacious, it's a mini oasis of its own! Inside, the open plan living/dining area boasts a timeless parquet floor that's as classy as it is cosy. But the magic truly happens when you step onto the balcony – a private haven where you can kick back, relax, and catch glimpses of Melville Waters. And guess what? Those glass door and windows come with double glazing windows – talk about peace and quiet! Prepare to be wowed by the near new kitchen – it's not just practical; it's a culinary playground! Equipped with modern appliances, heaps of benchtop space, and ample cupboards, it's a feast for your senses. This kitchen doesn't just whip up meals; it crafts memories. The master bedroom on the other hand is the ultimate sanctuary, boasting a generous built-in wardrobe and a light-filled ensuite that practically radiates positivity. Let's talk creature comforts; not one but two reverse-cycle air conditioners are at your service, ensuring you're cool in the summer and toasty in the winter. And we can't forget the NBN with FTTP connection – say hello to lightning-fast internet for all your streaming and surfing desires! **What We Love?!\*** Prepare for your jaw to drop | A STUNNING One Bedroom that's an absolute showstopper! \* Built Year: 1964 - Living Area: 46m<sup>2</sup> | History meets modern living at its BEST! \* The location?! Oh, it's beyond SUPERB! \* A gated complex that's lovingly maintained | Safety & Beauty rolled into one \* So Private, shh... | Enjoy the peace & serenity of your own little haven \* Kitchen storage galore | You'll have heaps of room to organise all your culinary treasures! \* A balcony that's your personal haven | Think sunrises, sunsets, and everything in between... \* Open plan design that's all about maximising space | Your home, your way! \* NBN ready with FTTP connection | The holy grail of connectivity, ready for all your digital adventures \* Secure car parking | Your chariot will be safe and sound \* Super easy access to public transport | Your adventures are just a hop away! \* Low maintenance, private & secure | Live life, worry-free... \* Estimated rental \$430 - \$450/week | It's not just a home, it's an investment in happiness... **Outgoings:\*** Council Rates: app. \$1,726.39 (FY 2023/2024) \* Water Rates: app. \$820.70 (FY 2022/2023) \* Strata Levies: \$655.56/qtr (which includes Admin: \$555.56/qtr & Reserve: \$100/qtr) Whether you're a downsizer ready to embrace new adventures, a first-time home buyer eager to dive into the magic of life, an adventurous FIFO worker seeking the perfect haven, or an investor with an eye for extraordinary opportunities – this apartment is here to sweep you off your feet! Get ready for the adventure of a lifetime - call or text, listing agent Edward Lim on 0408 929 655 to unlock the door to your new chapter! This is more than a home; it's a lifetime of enchantment waiting just for you. \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*