

16/8 Gwenyfred Road, Kensington, WA 6151

Unit For Sale

Tuesday, 6 February 2024



16/8 Gwenyfred Road, Kensington, WA 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Unit



Lee Smith

0894742000

OFFERS FROM \$474,000

If you are looking for a recently renovated & LARGER, two bed, low maintenance property in a fantastic location then look no further. This hidden gem brings together a long list of attractive features into a wonderful future home or investment property. This sizeable first floor unit is currently leased to an outstanding tenant at \$550/wk until November 1st 2024. The property features air-conditioning to the living, renovated kitchen & bathroom, ceiling fans, a separate toilet and large laundry. This one will impress the most astute of buyers. Unit 16 sits proudly on the top floor and is nestled in a quiet pocket of this conveniently positioned and well vegetated complex. Located at the best end of one of the finest streets in Kensington, this unit will give you a multitude of fantastic lifestyle options or a solid return on your investment. The Swan River is just a quick walk down the street, the Victoria Park eating and entertaining strip is minutes away and your proximity to the city and major transport routes makes getting anywhere quick and simple. Apart from being a great home this low maintenance unit has also been a lucrative easy care investment property for many years and could continue to be so especially as a short stay proposition. Whether you are a first home buyer, someone looking to downsize, or a savvy investor then make sure you contact Lee Smith today. Apartments of this quality in such a great location are rare, don't miss out. Video tour available on file for interstate buyers AND rent appraised at \$680/wk in the current market.

Additional Features Include:-
- Covered car bay & with additional street parking available
- Private staircase & balcony
- Separate lounge and dining areas
- Beautifully renovated modern kitchen offering ample storage with cabinets galore, stainless steel splashback, gas cooktop & new rangehood
- Built-in robe to master bedroom
- Beautifully renovated bathroom & toilet featuring upgraded vanity with stone benchtop, large format tiling & frameless shower screen
- Air-conditioning to living room
- Ceiling fans in bedrooms and dining
- Large laundry with ample storage
- Separate toilet
- Roof recently restored & painted to entire complex
- Recently updated letterbox installation by strata

The Location Offers:-
- 400m walk to Swan River
- 1.5 km walk to Victoria Park Cafe and Restaurant strip
- 5-minute drive to Crown Entertainment Complex
- 6-minute drive to Perth CBD
- 15-minute drive to Perth Airport

This property is available exclusively through Bourkes Property, please contact Lee Smith on 0447 843 345 or lee@bourkes.com.au to find out when the next home open is or to organise your private inspection. City of South Perth | \$1,586 p/a Water Corporation | \$943p/a Land Area | 73 m² Strata | \$800/qtr (admin & reserve)