

**17/26 Wellington Street, Mosman Park, WA 6012**



**Townhouse For Sale**

Wednesday, 28 February 2024

17/26 Wellington Street, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Townhouse**



Jane Cresswell

## Early to Mid \$600,000s

Lock + leave, low maintenance and in a highly desirable location, this 2 bedroom, 1 bathroom townhouse is in the popular Wellington Village where common area pathways are lined with fruiting lemon, lime and olive trees. One of only 18, set back from Wellington Street on the south part of the 'U' shape of the complex and with double glazed doors and windows, the property is quiet, private and secure. On the ground level is the Italian-tiled open plan living, kitchen and dining. This leads to the laundry and the secure, undercover carport. On the upper level are the two bedrooms and bathroom with bath and shower. The spacious main bedroom features floor to ceiling sliding door wardrobes & a Juliet balcony with elevated views across to the pine trees of Cottesloe. Ready to go and easy-care, it also makes an ideal long term rental investment. The majority of the other residents at 26 Wellington Street are owner occupiers, and some have gone from renting to purchasing because they love the location so much. How could you not? It's close to the beach, public transport, schools, shops, amenities, Movies at Camelot, restaurants and cafes. The Mosman Park lifestyle is really something else. There is a sense of community, and this part of Mosman Park is closer to the beach than a large part of Cottesloe, but with Mosman Park prices. The dog beach at the bottom of Sydney St, Cottesloe well within walking distance is easily one of the best in Perth. Move in or rent out, the choice is yours. Excellent city base for country buyers, and an ideal entry to the suburb, first home or downsizer. Please call Hummingbirds Selling Agent Jane Cresswell on 0438 850 398 with any questions or to arrange a private viewing. Strata Levies: \$1,265.95/qtr Council Rates: \$1,598.54/annum Water Rates: \$1,025.04/annum