

**17/288 Lord Street, Highgate, WA 6003**

**Apartment For Sale**

Thursday, 13 June 2024



17/288 Lord Street, Highgate, WA 6003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Rob Stefanovski

0893283866

## All Offers Presented

\*All Offers Presented By 4pm Monday 24th June\* Seller Reserves Right To Accept Any Offer Prior Whether you're a savvy investor seeking outstanding rental yields and future growth potential or an owner-occupier in search of the perfect blend of convenience and vibrancy, this opportunity is tailored to meet your needs! Step inside to discover a spacious open-plan living area with Bamboo flooring, complete with a well-appointed kitchen boasting sleek gloss white cabinetry, stone bench tops, ample overhead cupboard storage, microwave recess and a dishwasher for added convenience. The room is bathed in natural light, thanks to full-height glazing and sliding doors that lead out to an expansive balcony with direct access to residents terrace. The spacious sized master suite is a true retreat, featuring a large mirrored robe and a textured wall paper feature wall. Bedroom two offers equally spacious accommodations and both rooms are serviced by a deluxe bathroom with extensive modern tiling and stone vanity tops. You'll Love: \* Spacious Open Plan Living \* Bamboo Flooring \* High Ceilings and Full Height Glazing \* Deluxe Kitchen \* Stone Counter Tops \* Large Balcony With Terrace Access \* Large Master Suite \* Spacious Second Bedroom \* Moments To Vibrant Beaufort St \* Short Walk To East Perth Station \* Plus So Much More! Nestled in a prime location near the vibrant Beaufort St precinct and East Perth station, this residence offers the best of both worlds. For investors, it promises excellent rental yields and a promising future for capital growth. Owner-occupiers, on the other hand, will relish the sheer convenience of living close to the bustling Beaufort St, renowned for its diverse range of bars, dining options, and entertainment venues plus the convenience of nearby East Perth Train Station to get you to the CBD and beyond in minutes!. Whether you're looking to invest in your financial future or embrace a vibrant and convenient, lock and leave lifestyle, this property offers the perfect opportunity. Don't miss out – seize the best of both worlds today! Council Rates: \$1,739 p/a (approx) Water Rates: \$1,283 p/a (approx) Strata Fees: \$840.39 p/q (approx)