

# 18/2 Pengilly Road, Orelia, WA 6167

## Unit For Sale

Wednesday, 25 October 2023

18/2 Pengilly Road, Orelia, WA 6167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers from \$229,000

This lovely first floor, 2 bedroom, 1 bathroom unit is nestled in a secure complex "Hampton Court" that is situated in a sought-after location. This property offers easy access to local amenities, including shops, schools, and public transportation. Whether you're a first-time buyer, looking to downsize, or an investor this unit is sure to impress.\*\*\*For the investors - This property is currently tenanted on a FIXED lease agreement until 19/03/2024 with current tenants paying \$300 / week. Features Include; • Single undercover, allocated car park • Allocated store room • Screen door to entry • As you step inside, you'll immediately notice the spacious living area, perfect for relaxing or entertaining guests. • Open plan kitchen / meals and family area that leads out to the balcony • The kitchen boasts plenty of bench and cupboard space • Ceiling fan to the living area (gas point decommissioned) • Both bedrooms have mirrored double sliding robes and ceiling fans • Bathroom / laundry area with separate toilet • Balcony • Plus much more! The complex "Hampton Court" boasts security cameras to some common areas, gated entry to car parks, well maintained gardens, BBQ / Gazebo and pool in the common areas for occupants use. Other information: • • Strata = \$261 p/m admin + \$22.32 reserve • • Council = \$1374.80 (approx.) • • Water rates = \$827.64 (approx..) • • For the investor the average market rate for 2x1 units in the Orelia area is currently \$360 / week (-/+ ) based on last 3 months rental information at the time of this listing - please feel free to ask us for an updated appraisal! Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338. DISCLAIMER: The details of this property listing have been prepared for advertising & marketing purposes only, photos depict the property prior to tenancy to protect the current tenants privacy. Gem Property Sales & Management have made every effort to ensure that at the time of preparing this advertisement the information is believed to be reliable & accurate. However, clients/buyers must carry out their own independent due diligence to satisfy that the information provided herein is correct and meets their expectations. In regards to rental estimates we recommend asking agents again for a full rental appraisal at the time of submitting an offer if you are buying the property as an investment.