

**18/237 Cambridge Street, Wembley, WA 6014**

**EDISON McGRATH**

**Apartment For Sale**

Thursday, 18 April 2024

18/237 Cambridge Street, Wembley, WA 6014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jay Harrison  
0420512987

## OFFERS IN THE \$400,000's

Welcome to the Willows! This lovely apartment is located on the first floor of a friendly, convenient apartment complex right on the fringe of Wembley and Subiaco. Don't let the address fool you, this apartment is positioned on the South East corner of the complex, meaning no road noise and direct access in / out from Houlahan Lane. With the same location benefits of multi million dollar homes at just a fraction of the cost, this apartment is perfect for all types of buyers and really ticks the boxes when it comes to lifestyle and investment.

**APARTMENT FEATURES\*** - Renovated kitchen & bathroom - Reverse cycle air-conditioning - Built in wardrobes - Peaceful outlook over internal courtyard - Secure, gated parking area

**LOCATION BENEFITS\*** - Closest bus stop (50m) - Variety of cafes, food & beauty businesses (50 - 100m) - Subiaco Square Train Station (800m) - Lake Monger Reserve (800m) - Bob Hawke College (1.5km)

**INVESTMENT HIGHLIGHTS\*** - \$500 > \$550 pw estimated rental income - 6.67% pa estimated gross yield

**ASSOCIATED COSTS\*** - Water Rates: \$1,018 pa - Council Rates: \$1,318.27 pa - Strata Admin: \$530 pq - Strata Reserve: \$150 pq

We have extremely low stock levels across Perth so a move-in-ready opportunity like this one will not last long! Contact Jay Harrison on 0420 512 987

**\*Disclaimer:** The information in this advertisement has been provided by sources we deem to be reliable. We do not accept any responsibility to any person/s for its accuracy. All interested parties should rely on their own due diligence enquiries.