

2/31 Wellington St, Mosman Park, WA, 6012

Sold Apartment

Wednesday, 21 June 2023

Epiphany
Property Agents of Change

2/31 Wellington St, Mosman Park, WA, 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Annie Rodway-Cicero
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TRENDY & TRANQUIL WITH COURTYARD

SELL SELL SELL!!! That is our instruction from the seller..

Freshly painted, professionally cleaned, vacant and waiting for you/your tenants (rental would fetch around \$400 per week).

Absolutely the best value for money on offer in Mosman Park with a genuinely motivated seller.

A stunning, fully renovated ground floor property with two bedrooms and one bathroom, one carbay plus bonus a private, well-shaded, courtyard garden - one of only 5.

Facing West, the home features a private entry through the garden as well as the two main entries. All flooring except bathroom has well-sealed timber-tiled flooring throughout.

The large main bedroom has enough storage with built in robes. The bathroom has large floor tiles, a trendy frameless shower, new contemporary toilet and wash basin/cabinet.

The kitchen, dining and living area has been completely opened up and features a built-in washer dryer, granite work surface also featured on the island benchtop, gas cooktop with electric oven, extra power points, glass splashback, with plenty of overhead and under benchtop cupboards and drawers.

The living plan flows seamlessly through glass sliding door into the courtyard garden which is surrounded by fully established trees on the common grounds giving this home a wonderfully tranquil ambiance.

Also on the property at Wellington Court itself are the following:-

- Onsite and friendly caretaker
- Common laundry with pay pass commercial dryers and machines
- CCTV at each entry and exit points
- Common bike storage area (just outside the door)
- NBN to the building for fast high speed internet
- Elevator (installed Nov 2016)
- Instantaneous gas hot water system (newly installed 2015)
- Common hallway floor coverings (installed 2017)
- Excellent, proactive working Council of Owners (COO) alongside extremely helpful strata management (Strata Matters)

Wellington Court is located between the River at Mosman Bay and the Indian Ocean at Cottesloe. Victoria Street train Station is within minutes on foot to take you to the CBD or Fremantle. Claremont Quarter is also in close proximity by car, bus or directly via train. Lots of local shops, restaurant and cafes are within walking 10-15 minutes walking distance plus Camelot outdoor theatre which hosts great entertainment in summer. You will most definitely enjoy the lifestyles on offer here in Mosman Park.

The property is vacant and ready to inhabit. Or, allow us to rent it out and manage a reliable investment.

Mosman Park Council rates: \$1350/pa (2021)

Water Corp rates: \$145/bi-monthly

Strata levies: -\$910 per/quarter

Contact Annie 0407 389 522 or Murray 0459 360 874 for a private viewing at your convenience.