

**2/43 Mint Street, East Victoria Park, WA 6101**

Initiative

**Sold Unit**

Wednesday, 22 November 2023

2/43 Mint Street, East Victoria Park, WA 6101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 200 m2**

**Type: Unit**



Cina Ghiassi  
0861544700

**\$515,000**

Cina Ghiassi Presents...Enjoy the combination of the comfort of this enviably located property with all the conveniences of the iconic East Victoria Park strip, sprawling parklands, local sports clubs, and an easy commute to Perth's CBD all just minutes away. This low-maintenance property is in a desirable position and promises a convenient and enjoyable living experience. Step inside into the living quarters and be impressed by the living, dining area, & kitchen area which feature high ceilings, split air condition unit ceiling fan & plush carpets. The well-equipped kitchen is comprehensive, with its gas cooktop, fridge/microwave recess, pantry, ample cupboard space, and tiled splash back. The property boasts three well-appointed bedrooms, each with built-in wardrobes, ceiling fans, and plush carpeting. The bathroom is complete with a vanity, shower, toilet, and bathtub. There's an additional second toilet also. Other standout features of this property are a separate laundry room, & security/fly screens. Located in a desirable and well-connected neighborhood, 2/43 Mint St is a short drive from booming East Victoria Park restaurants, cafes, and public transport. It is also close to a range of excellent schools and recreational parks, making it the perfect place to call home for first-home buyers, families, and professionals alike. Note, this property has a lease agreement in place till 15th Feb 2024 at \$470 p/w

**Features:**

- Comfortable living & dining area with spit air con.
- All bedrooms have built-in robes & ceiling fans.
- Complete bathroom with x2 toilets.
- Private & covered parking.
- Security & fly screens installed.
- Well-sized storage.
- Separate laundry with direct access to patio/drying court.
- Low maintenance gardens.
- Rental return \$550 + per week (approx).
- Land Area: 200 SQM

**Location:**

- 20m - Closest bus stop
- 80m - Mint Street Reserve
- 350m - Kate Street Reserve
- 450m - Albany Hwy
- 600m - Park Centre Shopping Centre
- 600m - Carlisle Train station
- 5.5km - Perth CBD

Contact Cina Ghiassi TODAY for more information: P: 0411 809 708 E: [cina.ghiassi@harcourts.com.au](mailto:cina.ghiassi@harcourts.com.au)

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.