

20/38 Lake Street, Rockingham, WA 6168



Unit For Sale

Friday, 3 May 2024

20/38 Lake Street, Rockingham, WA 6168

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 47 m2

Type: Unit



Adam Bettison

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From \$290,000

Welcome to this gorgeous one-bedroom, one-bathroom apartment that provides a high quality living space, great outdoor balcony, and is situated in the perfect location close to all that you need. With approximately 78 square meters overall to enjoy, this apartment has more than enough room to settle comfortably in to your new home. Currently rented out, it poses an immediate and ongoing investment opportunity - and the low-maintenance style of the home means that you don't have to worry about a large yard to maintain! Whether you are looking to move in or rent the place out, this unit provides an excellent option for you - make sure you don't miss out!

Property Highlights:- One-bedroom, one-bathroom unit- Approx. 78 square meters size- Built 2015- Allocated undercover car bay- Split system air conditioning- Built in robes- Wide windows with lots of natural light- Tiling to living and kitchen area- Overhead & under bench storage to kitchen- Bathroom with laundry facilities and laundry trough- Balcony with protective weather walls and outdoor lighting

Investor Summary:- This property is currently rented on a fixed term lease until April 2024, for \$300 per week- Market rent for 20/38 Lake Street is approximately \$400 per week- Based on a purchase price of \$300,000 and market rent, the estimated rental yield for this property is 6.95%- Strata rates are approximately \$658 per quarter- HouseSmart Real Estate are highly active within Rockingham and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

Built in 2015, this property maintains the modern features that make it such a desirable home: from the open-plan living and dining area creating a spacious layout, to the split-system air conditioning providing a cool breeze and the quality kitchen features complimenting the area, there is so much to love about this apartment. There is a lot of storage to utilise, from the under-bench and overhead storage cabinets in the kitchen, to the triple-doored built in robes in the bedroom and useful vanity area in the main bathroom. The kitchen also has a large pantry cabinet for your food storage, and next to this is a large fridge space. The outdoor/indoor living areas flow smoothly in this home with a wide sliding door allowing access to and from the balcony area. On cooler days you can shut this door to warm up the home and in the summer it can be opened to allow in a bit of a breeze from the ocean. Sitting back and relaxing in the living area, you can see the green tops of the trees nearby the unit, that provides a nice ambience and sense of tranquillity. The bedroom here also gains lots of natural light. Outdoors, you have the balcony to sit out on and take in the fresh air. Heading down to the complex, you have a courtyard for hanging out your clothes - although the main laundry areas are internal to the apartment, with a built-in laundry trough, sink and cabinet, and power to this area. To the complex you will also find your own allocated car bay area, as well as some visitor's parking for when you have friends and family over! Heading outside of the complex, simply walk across the road and you come to Lake Richmond natural reserve, which has a large lake, walking paths and is great for bird-spotting. You also have the Peron Foreshore reserve and Rockingham Lakes Regional Park - so if you like an active lifestyle or going for a walk or two, this place is for you! Also within walking distance is Mangles Bay Beach, which has grass areas to enjoy, a wide sand beach, jetties and fishing areas. As for schools, Rockingham Beach Primary Campus is only around 900m or 12 minute walk, and Rockingham Senior High School at around 3.0km or 30 minute walk. Rockingham IGA is only around 1.7km or 20 minutes walk, and there are a lot of surrounding cafe's, restaurants and bars to enjoy! For lifestyle and entertainment purposes, the property provides the perfect opportunity to be in a place that is close to all that you need: shops, cafe's, restaurants all nearby, as well as the beach and multiple parks and reserves. If you have a growing family, the schools are not too far away as well. There is so much to look forward to about this property, from its impressive interior, to large balcony, suitable strata complex, and great location. The only thing it's missing is you - make sure that you don't miss out!