

21/33 Third Avenue, Mount Lawley, WA 6050



Sold Apartment

Friday, 18 August 2023

21/33 Third Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Alex Anderson

\$350,000

This little gem is just an absolutely fantastic entry level investment, first home or low maintenance downsizer. This tenanted investment is currently being leased out month by month so you can move in at settlement. Alternatively, you can keep the rental going as the current tenants are very keen to sign up for another 12 month lease at \$450 per week. This top level, compact apartment has 2 separate bedrooms with their own build in wardrobes and has a combined bathroom / laundry. The main living area has an open plan design that flows from the kitchen to the living room and onto the balcony. There is also an unallocated car space that comes with the apartment at the base of the complex. The house is freshly painted and has just had a new split system air installed. The apartment is just situated on a side street coming off Beaufort St and is quite literally walking distance to all shops, cafes, restaurants, and bars that Mount Lawley has to offer. A stone's throw away from the Swan River, this perfectly placed for a professional or student being just 7 minutes' drive or 16-minute train ride from Mount Lawley station to the city centre and only 4-minute drive to Edith Cowan University. In it's current condition, this property already attracts a positive rental return but a savvy investor could perform a quick kitchen and bathroom makeover and have a brilliant long term lease cash flow rental or Airbnb money spinner.* Strata levies: \$797 quarterly and included building insurance* The council rates were \$1,455 this year.* The strata fees are \$797 per quarter and they cover building insurance.* The water rates are approximately \$150 every 2 months.***** The current tenants will be happy to sign another 12 months lease for \$450 per week. *****