

22/8 Hampton Street, Burswood, WA 6100

**nascent
property co.**

Apartment For Sale

Tuesday, 16 January 2024

22/8 Hampton Street, Burswood, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Luke Langford

Offers over \$315,000

*** Investment Opportunity! This property is currently leased on a fixed term tenancy of \$410 per week until 15.08.2024 with the potential it to achieve \$460 - \$500 per week>Welcome to 22/8 Hampton Street, Burswood! This charming property is now available for sale and offers a fantastic opportunity for investors or first home buyers.Situated in a highly sought-after location, this property boasts a convenient and vibrant lifestyle. With its close proximity to the city center, public transport options, and various amenities, you'll have everything you need right at your doorstep.This cozy home features two spacious bedrooms, providing ample space for a small family or guests. The well-appointed bathroom ensures comfort and convenience for all occupants.The property also includes a garage space, offering secure parking and additional storage options.WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:- Open plan kitchen/dining/lounge- Double stainless steel sink- Plenty of cupboard space in kitchen- Electric stove top and oven- Separate WC- Security windows- Intercom access- Inground swimming pool- Dedicated parking spot- Plenty of street parking- Communal laundry areaTHE LIFESTYLE YOU WILL LIVEEnjoy everything this great location has to offer! Positioned 600m from the Vic Park Cafe strip offering major shopping centres, cafes, bars, pubs and restaurants offering cuisine to satisfy whatever craving you desire. Victoria Park Station is 750m and less than 2km away to the causeway with easy access into the city.For those who love the active lifestyle, enjoy walks or runs along the Swan River foreshore or grab the paddle board enjoy a paddle whilst taking in the sun, fresh air and city views.THE DETAILS YOU WILL NEEDCouncil Rates (Victoria Park): \$1479.16 per annumWater Service: \$825.60 per annumStrata Levies: \$800 p/qtr (Admin \$712.50 + Reserve \$87.50)This immaculately presented apartment ticks all the boxes.This one definitely won't last long in this market, so ensure you add it to your 'must view' list this weekend.To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or luke@ascentpropertyco.com.auDisclaimer: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 enquires.