

**23/46 Vancouver Street, Albany, WA 6330**



**Sold Unit**

Friday, 8 September 2023

23/46 Vancouver Street, Albany, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Unit**



Julie Hetherington  
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## Contact agent

Welcome to 23/46 Vancouver Street Albany! This charming unit is the perfect opportunity for first-time buyers or investors looking for a great property in a sought-after location. This unit has been renovated with an updated kitchen and bathroom, lovely shutters on windows and is ready to go!! With 2 bedrooms, 1 bathroom, and 1 toilet, this unit offers comfortable living spaces for you and your family. The open parking space ensures convenience for your vehicles. Built in 1970, this unit has a building area of 56sqm, providing ample space for all your needs. The property has been well-maintained and features quality window treatments, ensuring privacy and comfort. Step inside and be greeted by the renovated interiors, giving a modern touch to the unit. The built-in robes in the bedrooms provide ample storage space, while the internal laundry adds convenience to your daily chores. One of the highlights of this property is the balcony, where you can enjoy the serene water views and soak in the beauty of the surroundings. Imagine starting your day with a cup of coffee while admiring the breathtaking views. Located in a highly sought-after area, this unit offers a convenient lifestyle with easy access to amenities, schools, and public transport. You'll love the proximity to shops, cafes, and parks, making it an ideal choice for those seeking a vibrant and convenient location. The price guide for this property starts from \$265,000, making it an affordable option for those looking to enter the property market or expand their investment portfolio. Don't miss this opportunity to secure a property in a prime location. If you're looking for a well-maintained unit with water views, renovated interiors, and a convenient location, then this property is a must-see. Contact us today to arrange a private inspection and make this unit your new home. For more information or to arrange a private inspection, please contact exclusive listing agent Julie Hetherington of Raine & Horne Great Southern on 0421 823 283 or [julie@greatsouthern.rh.com.au](mailto:julie@greatsouthern.rh.com.au) City of Albany Council Rates: \$1,739.48 pa Strata Rates: \$1,806.36 Water Rates: \$1,474.78