

24/26 Stanley Street, Mount Lawley, WA 6050



Apartment For Sale

Thursday, 25 January 2024

24/26 Stanley Street, Mount Lawley, WA 6050

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 45 m2

Type: Apartment



Angie Taylor
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Offers Above \$269,000

Escape the hustle and bustle of city living and step into a tranquil oasis in this 1 bedroom apartment. Nestled amidst a lush tree landscape, this apartment offers the perfect blend of nature and modern living. Don't miss this chance to make it your own! Step into a generous combined living, dining, and kitchen area, perfect for entertaining guests or simply relaxing after a long day. The open layout allows for seamless movement and ensures a sense of airiness throughout. This free-flowing area leads out to a tree enclosed balcony, making you feel at one with nature. Imagine waking up to the gentle rustling of leaves and sipping your morning coffee on a private balcony overlooking a picturesque canopy of trees. This apartment offers just that, providing you with a serene outdoor space to unwind and connect with nature. The large window and sliding door allow natural light to flood in, creating a warm and inviting atmosphere. Plus, the modern kitchen is equipped with a gas cooktop and oven and ample storage to unleash your inner chef. Enjoy the convenience of a combined bathroom and laundry area, designed with functionality in mind. Say goodbye to crowded laundromats and embrace the ease of having your own dedicated space to take care of your laundry needs. Whether you're an astute investor (Net ROI 5.86%), young professional, a couple, or someone looking for a peaceful retreat, this apartment has it all. Live in harmony with nature and experience the perfect blend of tranquillity and modern living. Act now and make this apartment your own slice of paradise!

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: An abundance of natural light
Free-flow kitchen, living and dining
Modern kitchen with gas cooktop
Combined, spacious bathroom and laundry
Reverse cycle air conditioning
Allocated, off street parking
Great tenant until Sept 2024 (approx. net ROI 5.86% from April 2024)

LOCATION: Situated in a prime Mount Lawley riverside location, you'll be close to the river and in the perfect location to choose between either the Beaufort Street strip or Maylands precinct for restaurants and recreational facilities. Commuting is a breeze with easy access to public transport and the freeway and an allocated car bay means you always have somewhere to keep your car.

RENTAL RETURN: Currently tenanted until early Sept 2024 (\$350 pw until March 2024, then increasing to \$400 pw from April 2024) (approx net ROI 5.86%)

TITLE PARTICULARS: Year Built: 1970
Lot Size: 45 sqm (plus car bay)
City of Bayswater Council Rates: \$1,650.24 p/a approximately
Water Service: \$800.35 p/a approximately
Strata Levies: \$500.00 p/q (Admin: \$500.00 p/q + Reserve: NIL p/q)

Ensure that you add this apartment to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.