

25/10 Pimlico Crescent, Wellard, WA 6170



Sold Apartment

Saturday, 10 February 2024

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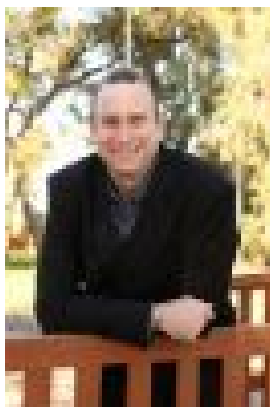
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Apartment



Brendon August
0416232290



Mark Wilson
0894394405

\$365,000

This is a fantastic opportunity for a first-home buyer. This 2-bedroom, 2-bathroom apartment is located in a sought-after area in the well-maintained INVITA apartment complex. The living kitchen and dining also have a reverse cycle split system and stainless steel appliances in the kitchen with high-quality lighting throughout. European laundry with washing machine and dryer perfectly designed to be hidden away. One of the main features of this property is the balcony located off the main living area. Split system air conditioning to the main living area and master bedroom for year-round comfort. Currently tenanted at \$380pw until 4th March 2024. The tenant would love to stay on as she has been a loyal tenant in this property under Encore Property Management. The rent increase potential is around \$480 - \$520 PW and the tenant has been made aware of this. For any further information please contact us via Encore Sales Team sales@encoreproperty.com.au or 0427 950 245. Please note - Viewings do need to be worked around the current tenant in place or see you at the home open.

PROPERTY FEATURES INCLUDE:

- Built 2014
- 2 bedrooms with carpets
- 2 bathrooms
- 2 split system air conditioners (1 in the living area)
- European laundry dryer is included in the sale.
- Spacious kitchen with dishwasher recess and stove/oven
- Exclusive balcony
- Lockable storage inside garage
- Visitor parking bays

Strata Fees: Approx \$770 per quarter
Council rates: Approx \$1,956.00 PA
Water rates: Approx \$750.00 PA
Wellard provides access to exceptional amenities, with everything you need. Just a stones throw away from the Wellard & Kwinana train stations means that commuting to Perth or Mandurah is a breeze and a fast entry to the freeway puts everything within easy reach. Outstanding sport and recreational facilities, medical services and educational facilities are all nearby. The Kwinana Marketplace shopping centre is only minutes away and Rockingham and Cockburn Gateway shopping centres just up the freeway. Kwinana beach is only 12 minutes from the home, perfect for swimming, water-sports or barbeques with friends. This fantastic location provides an easy-going lifestyle with everything you may need or desire and this great home is ready to make it yours. Walking distance to all amenities and local schools. Close proximity to the freeway, childcare, shopping, commercial centres, employment and training hubs.