

**25/33 Third Ave, Mount Lawley, WA 6050**



**Apartment For Sale**

Thursday, 21 March 2024

25/33 Third Ave, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Riqiu Li  
0487380423



Vivian Li  
0484384277

## New Price \$385,000

Step into the gateway of urban living, where modern sophistication converges with convenience! Ideally situated in the vibrant core of Mount Lawley, this remarkable property presents a lifestyle defined by comfort and refinement. With all renovation works completed, seize this rare opportunity whether you're an astute investor or a first-time homebuyer pursuing your dream residence! Currently tenanted until 13/05/2024 at \$380pw. The current tenant is open to extending the lease agreement should an investor acquire the property. The potential market rental yield ranges between \$450 and \$480 per week, offering a lucrative opportunity for investors. || Approx. Outgoings || Water \$950.88 p.a. Council \$1,492.00 p.a. Strata \$836.45p.qtr. Key Features: / 2 Bedrooms and a combined bathroom / laundry / Split system aircon / Fully furnished / Private balcony / Unallocated undercover car bay / Prime Location: Situated in the vibrant suburb of Mount Lawley, enjoy easy access to trendy cafes, restaurants, boutiques, and parks. With public transportation options nearby, commuting is a breeze. / Modern Design: Stylish and well-appointed interior boasting modern finishes and a functional layout. From the sleek kitchen to the open living area, every detail exudes contemporary charm. / Low-Maintenance Living: Designed for effortless living, this property offers low-maintenance lifestyle options, ideal for busy professionals, downsizers, or investors seeking hassle-free ownership. Whether you're seeking an investment property with high rental potential or a place to call home, this little gem offers the perfect blend of style, comfort, and convenience. Act fast to secure your slice of Mount Lawley's sought-after lifestyle! Contact us today to arrange a private viewing or for more information. Disclaimer: \*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.