

# 3 / 171 Bishopsgate St, Carlisle, WA 6101



## Unit For Sale

Friday, 3 November 2023

3 / 171 Bishopsgate St, Carlisle, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Unit



Lee Tamblin

## Offers Over \$419,000

DISCLAIMER: The photos show in this description were taken prior to the current tenancy and do not accurately depict the current condition of the property. The photos are merely an indication of how the property did look when owner occupied. Discover this exceptional 3 bedroom ground floor apartment in a prime central location, a true gem in today's market! This property stands out from the rest with its generous front courtyard, offering more outdoor space than many houses in the area. Dual patios, wrap-around gardens, and private road access offer a rare blend of complex living security and substantial outdoor space. A gated entry leads to your private parking bay, complete with a lock-up storage room. Conveniently located near shops and transportation, just over 10 minutes from Perth City. Currently, the property is tenanted on a periodic lease, generating \$530 per week. Perfect for first-time buyers, investors (as there is a tenant in situ on a periodic lease), and downsizers, it's a remarkable opportunity. Key Features: \* Secure complex with gated parking. \* Kitchen with gas cooking, dishwasher, and ample storage. \* Open-plan dining/meals area and living room A/C & courtyard access. \* Spacious Master bedroom with mirrored built-in robe, AC, and courtyard access. \* Bedroom 2 with a built-in robe. \* Bedroom 3, ideal as a guest room or study. \* Combined bathroom/laundry with shower, vanity, and WC. \* Split system air conditioning in Living area and Master bedroom. \* Instant gas hot water system. \* Undercover entertaining area under the main roof. \* A massive courtyard / garden with space for pets and /or kids. \* Undercover entertaining area, with private gated access from Bishopsgate Street. \* Reticulated gardens with battery operated auto tap timer. \* Lockable storeroom. \* Off street secure parking. \* Plenty of visitor parking at the front of the complex. \* Council rates \$1,425 per year. \* Water rate \$1,044 per year. \* Strata Fees \$3,842.60 per year (paid quarterly at \$960.65 per qtr inc gas bill). This unique opportunity combines security and abundant outdoor space, perfect for those who value both. Located just minutes from public transportation, parklands, and local cafes, this is a convenient and desirable location. Easily reach Vic Park, the Perth CBD, Optus Stadium, Crown Casino, the Swan River, and more via a short train or Uber ride. Property Code: 37