

**3/46 Kingston Avenue, West Perth, WA 6005**



**Apartment For Sale**

Friday, 5 April 2024

3/46 Kingston Avenue, West Perth, WA 6005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 42 m2**

**Type: Apartment**



Terry Lu

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## Offers- From \$295,000

- SUPER CONVENIENT LOCATION- LOW MAINTENANCE- MASSIVE EXCLUSIVE COURTYARD- RENT ESTIMATED @ \$450 P/W Located on a beautiful tree lined, cul-de-sac street, a short stroll in to Leederville, this ground floor inner-city pad with enormous courtyard in a secure, boutique group of just 12 is sure to attract a frenzy of first-home-buyers and investors. You will love the lifestyle in this convenient location, the comfortable living on offer and the outdoor area. Mostly, you will love the affordable opportunity and value for money. Screaming convenience with everything on your doorstep, you're sure to love living or investing here. The home comprises a simple and clean layout and you can enjoy outdoor relaxation and entertaining on those beautiful summer nights and all through winter under the cover of your pergola. With its fresh and elegant finishes, this charming apartment will be the place to be. Features:- 1970 built secure boutique complex- Total Strata Area: 42sqm of internal living space - Ground floor, with large exclusive paved courtyard- Open plan living and dining from kitchen- Appliance includes fridge, gas cooktop & oven- Large built-in-wardrobe to bedroom- Automatic Security gate for the complex - Undercover private and secure car parking - Large shed - Easy access to free public transport via cat bus - Strata Fees \$744 per quarter (admin + reserve)- Council rates: \$1576 per annum- Water: Approx. \$930 per annum Location Highlights:- West End Deli: 280m - Beatty Park Leisure Centre: 650m- Leederville Strip: 1km- Loftus Recreation Centre: 1km- Leederville Train Station: 1.2km - CBD: 2.7km \*Currently leased until 28th April 2024, Vacant Possession at settlement is possible. Contact Terry Lu on 0410 213 027 today for more information, or to arrange your private inspection. Disclaimer: All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates. All distances to amenities are estimations obtained from Google Maps.