

**3/94 Lefroy Street, Beaconsfield, WA 6162**



**Unit For Sale**

Monday, 1 April 2024

3/94 Lefroy Street, Beaconsfield, WA 6162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 845 m2**

**Type: Unit**



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## Offers FR\$395,00

Home 2 Home Realty proudly presents... Exclusive use of a massive courtyard and garden is the feature to this 3 bedroom, 1 bathroom ground floor apartment..Located on the corner of Lefroy Road and Fifth Avenue. Brilliant location with with public transport right on your doorstep and the Lefroy Shopping Square is around the corner. Only 3kms to South Beach! The property is being sold as is, with:- Secure complex with electronic gate1 x under cover car bay StoreroomBathroom/Laundry combinedWall mounted air-conditioner in master bedroom Built in robes in 2 bedroomsWell maintained garden in the communal front courtyard Swing set in front courtyardSpacious backyard with patio/courtyard space Security screens on doors and windows Upright electric stove Vertical blinds Wood hybrid flooring Tiled entry Large range of power points around the living area Paved patioModern shower and sink in bathroom2 spacious bedrooms Master bedroom separately connects to backyardStorage cupboard in hallway Side gate access through backyardElectric hot water storage system Agents' comments .Vacant possession invites immediate occupancy, an attractive prospect for both investors and owner-occupiers alike. The surprisingly spacious courtyard is a huge asset with exclusive use. This type of unit would rent for approx. \$480 per week. ,this type of unit will have a favorable return on investment. Ideal for those looking to downsize or enter the property market for the first time, also in this market for any buyers looking to transition from renting to homeownership.Its ground floor position without stairs is a real bonus given easy accessibility. Situated within a low-rise complex featuring 24 units and communal gardens, .Other property notes :Built in 1972 Lot size sqm -239Inside sqm -91Small pet allowed. Strata fees + special levies (per quarter) \$1,144.25Council rates \$1,852 (per year) Water Service Charges Approx. Per qty \$150-\$155 Rental guide approx. \$480 -500 per week Visitors' car bays are inside the complex.Location Its not to far from South Beach or to South Fremantle's entertainment precinct and shopping centre. South Beach is located approximately a 5-minute drive away from these amenities. This area does have Woolworths, Aldi, Dan Murphys, Australia Post, and also there is a diverse array of other retail shops.Inspections Please call Gary on 0412 229 904 or just email gary@home2home.com.au for more information.