

30/1 Charles Road, Cable Beach, WA 6726



Unit For Sale

Saturday, 9 March 2024

30/1 Charles Road, Cable Beach, WA 6726

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 142 m2

Type: Unit



Giles Tipping
0891922122



Cameron Loersch
0891922122

\$405,000

This delightful Cable Beach villa has been beautifully renovated in recent years and offers contemporary, modern living in an affordable, low maintenance package. Situated at the very front of this popular complex, the solid brick-built villa enjoys the benefit of expansive, lush lawns to the front - which are maintained by the strata - as well as its own private driveway and carport. Inside, the home presents like new with soaring raked ceilings that promote a sense of space, whilst the modern & neutral colour tones, flooded with natural light, create a relaxed beachy vibe where you'll feel that each and every day is a holiday. The renovations were completed in 2021 and include:-
- High quality Knight plank flooring throughout
- Renovated bathroom and laundry with high quality tiling
- New mirrored robe doors to both bedrooms
- Split system air conditioning to bedrooms
- Freshly painted internal walls
- New ceiling fans and lighting
- Upgraded kitchen
- Upgrades to alfresco area including bamboo privacy screens, attractive white rock borders, freshly painted pavers and concrete
Useful facts:-
- Currently leased until 5th June 2024 at \$600 per week. However, ongoing rental potential is in excess of \$750 per week.
- Ideal as a lucrative holiday rental (with necessary council approvals)
- Affordable! Building insurance is included in your strata fees.
- Located within easy walking distance of Cable Beach and Minyirr Park
- Easy access to the TAFE, Rec Centre and all the amenities of town
With its immaculate presentation, convenient location and practical features, the property is a perfect match for busy professionals, investors, lock and leave buyers, downsizers or even first home buyers who are longing for a touch of luxury.
ESSENTIAL DETAILS:-
- Council Rates: \$2,200 approx. per annum
- Water Rates: \$1,564 approx. per annum
- Strata Levies: \$4,791.18
- Land Area: 142 sqm
- Year Built: 1989
- Leased to 05.06.2024 at \$600 per week
For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email cameron.loersch@raywhite.com.