

**308/29 Melville Parade, South Perth, WA 6151**

**THE AGENCY**

**Apartment For Sale**

Wednesday, 8 May 2024

308/29 Melville Parade, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Tom Mischczak

**From \$398,000**

**\*\* First Viewing - Saturday 11th May - 2:30pm to 3:15pm \*\***Tom Mischczak is pleased to bring this spacious top floor apartment in outstanding position to the market. Located in a premium pocket of South Perth within easy walking distance to the Swan River, Cafes, Public Transport and even the Perth CBD, this is outstanding value for a 2 bedroom apartment which enjoys 72sqm of internal living space. The open plan layout means you'll have space to move and grow and if you're investing, you're tenants will love living in this idyllic space. Estimated Rental - \$530 to \$550 per week. Features include:- 2 Bedroom- 1 Bathroom- 1 Secure Car Bay- 99sqm of Total Area- 72sqm of Living- Reverse Cycle Air-Conditioning- Electric Oven- Electric Cooktop- Large Bathroom with Separate Laundry- Built in Robes to Both Bedrooms- Balcony with River Views- Currently tenanted until 30.7.24 @ \$470 per week- Admin Strata Levies - \$612 p/q- Strata Reserve Fund - \$306 p/q- Council Rates - approx \$1850 pa- Water Rates - approx \$1030 pa Positioned in a very well maintained complex in a sought after position on the top floor with wonderful river views, this apartment enjoys amazing sunsets and a large than life persona. With 72sqm of internal living you and your tenant will be able to stretch your legs and make the most of the potential returns on offer. The open plan kitchen, dining and living space is the ideal space to rest and unwind, with natural light flooding in through the Western windows and into the living where you can entertain family and friends. The bedrooms are both very good sized rooms with built in robes to each and the master having space for a queen sized bed while the secondary bedroom can accommodate 2 single beds for added rental value. The secure car bay and well maintained common gardens provide the perfect set and forget investment where you don't have to worry about looking after the greenery but get to enjoy it. For more information contact your REIWA award winning agent - Tom Mischczak on 0400 217 162 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.