

31 Wellington St, Mosman Park, WA, 6012

Sold Apartment

Wednesday, 21 June 2023

Epiphany
Property Agents of Change

31 Wellington St, Mosman Park, WA, 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Annie Rodway-Cicero
0407389522

POOLSIDE OR WESTSIDE? 2 UNITS AVAILABLE

Choice of 2 units on offer but only one will be sold. (ONE TENANTED, ONE VACANT)

One on the first floor (Wellington Street level) facing the pool, the other on the third floor facing West.

These units have had terrific rental history.

Currently, unit 15 - poolside - is rented until September 2023 at \$450 per week which is significantly strong return in this building.

Unit 24, West-side, is vacant as of January 6th 2023 - READY FOR IMMEDIATE OWNER-OCCUPANCY.

If this is your first home, then you may buy now with the tenancy in place and collect the rent yourself until you can move in. PLEASE NOTE LEASE ON UNIT 15 MUST REMAIN IN PLACE.

Each unit presents very well, with large balconies, and have bonus split system air conditioners installed this year in the open plan meals, lounge, kitchen area for added comfort; two bedrooms with modern kitchens and bathrooms requires no money to spend on improvements.

The photos may appear inconsistent as they show the different images of both units.

Wellington Court is a well-managed complex with an onsite, live-in caretaker, modern elevator, pool, bike storage room, security audio-visual CCTV at all exit and entry points, communal pay-pass laundry for residents only with commercial sized machines and the location is excellent - situated between the river and the sea, this is definitely a summer suburb.

Close by are shops, eateries, bars, takeaway foods, chemists, coffee places, schools, medical etc as well as conveniently located a ten-minute walk from the train station makes this complex one a good choice to buy into.

Inspections are by appointment only as some of our lovely tenants are shift workers.

Strata fees: \$800 per quarter

Special levies \$100