

**312/29 Melville Parade, South Perth, WA 6151**

**Unit For Sale**

Friday, 24 May 2024

**Jones  
Ballard**

312/29 Melville Parade, South Perth, WA 6151

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Unit**



Giuli Zirino

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**From \$329,000**

Located just moments away from the bustling Mends St shopping and café precinct and the iconic Swan River foreshore, this contemporary apartment presents an excellent opportunity for first-time buyers and investors alike. Why rent? Set within a well-kept attractive complex, this second-floor unit is spacious and comfortable. Freshly painted throughout, it's move in ready! Available to settle with vacant possession.

**Key Features:**

- Secure and Convenient Complex:** Located on the top floor of a two storey building, the unit is secure and privately situated in a well maintained group of 45 apartments, a front-facing unit offering the lucky buyer a pleasant and comfortable home with a lovely aspect of the Swan River.
- Ideal Location:** Just a short walk to the Mends St shopping and dining precinct, residents have easy access to amenities such as wonderful cafes, bars, glamorous shops as well as the all essential shops for your daily needs. Public transport options nearby including the ferry and bus stops further enhance a lifestyle of convenience, providing a very short trip into the Perth CBD.
- Comfortable And Low Maintenance:** A well presented apartment with ample space for singles or couples to relax and enjoy the lifestyle that South Perth has to offer.
- Parking:** One allocated undercover parking bag plus visitor bays and plenty of on street parking options.
- Blue Chip Investment:** With its proximity to the city, local amenities and transport options, this property represents an excellent investment opportunity. Rent potential approx \$450 - \$500 per week.

**OUTGOINGS:** Council Rates: \$1,759.04 (approx.) p.a. Water Rates: \$950.32 (approx.) p.a. Strata Levy: \$459 (Admin) + \$229.50 (special levy) per qtr. Viewings are as advertised or please contact Giuli Zirino on 0417 970 588 or email [giuli@jonesballard.com.au](mailto:giuli@jonesballard.com.au) to book your private viewing if you are unable to attend the scheduled home opens, or to receive the information pack on the property.