

32/4 Delhi Street, West Perth, WA 6005

Apartment For Sale

Thursday, 4 April 2024

32/4 Delhi Street, West Perth, WA 6005

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jade Lippiatt
0893883988

Offers

Elevate your lifestyle with this exquisite apartment offering resort style amenities including a fully equipped gym, sparkling pool, sauna, inviting lifestyle room, and vibrant BBQ area. Nestled in a prime central inner city location, opposite the tranquil Harold Boas Gardens, convenience meets luxury at every turn. Don't miss out on the opportunity to make this your new oasis, secure lock and leave base or astute investment! Explore a life of leisure and sophistication today.

THE HOME 2 bedroom Ensuite Kitchen Living / dining Bathroom / laundry 2 wc

FEATURES Secure intercom access Free flowing open plan living and dining Reverse cycle split system air conditioning to living Stylish timber style flooring to living / dining Well appointed kitchen including stainless steel fridge, gas stovetop and oven, dishwasher and laminate benchtops Double sized master bedroom with built in robe Ensuite bathroom including shower, single vanity and wc Good sized second bedroom including built in robe Second bathroom including shower, single vanity, wc and European laundry including washing machine and dryer

OUTSIDE FEATURE Tiled balcony, overlooking pool with the tranquil sounds of the pool's feature water wall Store room accessible from master bedroom balcony Communal pool, sauna, gym, lifestyle room and BBQ area

PARKING Secure, under cover parking

LOCATION Convenient inner city fringe location opposite the picturesque Harold Boas Gardens. A 'Walker's Paradise' with a walk score of 93/100. Enjoy free transit bus zone on the Yellow and Green CATS. Within close proximity to City West Train Station and local cafes, restaurants and shops.

SCHOOL CATCHMENTS West Leederville Primary School Bob Hawke College (year 7 intake started 2020) Optional Churchlands Senior High School or Mount Lawley Senior High School (until Bob Hawke intake begins)

TITLE DETAILS Lot 32 on Strata Plan 46508 Volume 2638 Folio 632

STRATA INFORMATION Internal area: 77 sq. metres Balconies: 17 sq. metres Storeroom: 3 sq. metres Carbay: 13 sq. metres Total area: 110 sq. metres

84 apartments to the complex

ESTIMATED RENTAL RETURN \$650 - \$680 per week

OUTGOINGS City of Perth: \$1,737.65 / annum 23/24 Water Corporation: \$1,252.06 / annum 23/24 Strata Levy: \$990.00 / quarter Reserve Levy: \$455.40 / quarter Total Strata Levies: \$1,445.40 / quarter

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.