

# 34/4 Dover Court, Mosman Park, WA 6012



## Apartment For Sale

Saturday, 13 April 2024

34/4 Dover Court, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Scott Ellwood  
0417188147

## Expressions of interest

This superbly located two bedroom, one bathroom spacious apartment is ready for the astute investor or owner occupier. The location is perfect and everything is literally on your doorstep and within walking distance to the fabulous between river and sea lifestyle attributes that Mosman Park has to offer. Located in the Manhattan West building on the second floor with a spacious south facing balcony which has a peaceful leafy outlook. The living space is light and bright, big enough to entertain and can easily be locked up for when you're out of town. The bedrooms are both a good size and the kitchen and bathroom have been stylishly renovated. There has recently been a significant increase in interest from investors in these type of properties as they have the potential to offer great value, are well located, have low vacancy rates and provide strong rental returns - current potential rent of \$550 per week. Features; - Renovated - Timber style flooring- Ample cupboard and storage space - Communal swimming pool - Light and bright kitchen - Open plan living space with access to private balcony - Secure building entrance and the choice of stairs or an elevator - Communal laundry - Parking bay (common) Location Benefits; - Walk to South Cottesloe Beach or the Swan River - Around the corner from the revitalised Glyde Street shopping and entertainment precinct, which includes the likes of Samson's Paddock, Rodney's Small Bar & Tsunami Japanese Bistro - A short walk to the recently renovated Mosman Park Shopping Centre - Short stroll to access the local train stations and bus stops - Walk to the pristine Mann Oval parkland Property Outgoings; Admin Strata Levies: \$750 per quarter Reserve Strata Levies \$250 per quarter Total Strata Levies \$1000 per quarter Council Rates: \$1,627.69 per annum Water Rates: \$884.65 per annum \*Disclaimer: The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.