

**35/28 Goodwood Parade, Burswood, WA 6100**



**Apartment For Sale**

Friday, 19 January 2024

35/28 Goodwood Parade, Burswood, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Geoff Beard  
0413444090

## Offers Over \$495,000

This is your opportunity to own a fabulous two-bedroom, 7th-floor apartment, that takes in wonderful views over Optus Stadium, Belmont Park and the river, all with the city skyline as the backdrop. Twenty-eight, Goodwood Parade offers quality apartment living close to the city and boasts many facilities for the comfort and safety of its residents. It has a great pool area, a well-equipped gym, plus a private function area for residents use. It also features great safety aspects and boasts space-saving parking with your own two-car stacking system. The apartment offers plenty of living space with a combination kitchen, family and dining areas that flow out to a good-sized veranda to take in those amazing views. The kitchen features modern benchtops, under-bench oven with induction hotplates, double stainless-steel sink and dishwasher. It also offers two good-sized bedrooms with the master having its own serviceable ensuite bathroom. The main bathroom also doubles as the laundry with room for washing machine and wall-mounted dryer above, plus a good-sized sink. It also houses a shower and bath combination, a single vanity sink and toilet. The apartment has ducted air-conditioning throughout, electric storage hot water system plus a good amount of storage space. The property is currently leased until May 2024 at \$630pw. It offers a great opportunity for either, an astute investor, for someone looking to live close to the city or for a city lock and leave dwelling for the country resident who regularly visits the city for work or family. We will have limited viewing opportunities on this property, so look out for the next planned home open or if you require more information please contact your exclusive LJ Hooker Sales Executive, Geoff Beard on 0413 444 090. Strata fees \$1462.45 approx p/qtr Land Rates \$2412 approx. p/a Water Rates \$849 approx. p/a