

4/11 Anderson Street, Mount Hawthorn, WA 6016

THE PROPERTY EXCHANGE

Townhouse For Sale

Thursday, 7 March 2024

4/11 Anderson Street, Mount Hawthorn, WA 6016

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jade Lippiatt
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Offers

Experience the epitome of modern living in your new home! Seize the chance to secure this sleek townhouse in a prime location nestled on a quiet tree lined street behind secure gates. Living will be easy and care free with the Mount Hawthorn café strip and shopping centre just up the road, while Lake Monger, public transport and Perth CBD all in close proximity. This townhouse is everything you are looking for as a first home or savvy investor in the ever popular Mount Hawthorn.

THE HOME 2 bedroom 1 bathroom Kitchen Living / dining Laundry 2 wc

FEATURES Boutique group of 6 Secure video intercom access and alarm Timber flooring downstairs Open plan living and dining overlooking courtyard Reverse cycle split system air conditioning to living and master bedroom Crisp neutral paintwork hues throughout Well appointed kitchen including stone benchtops, gas cooking facilities and dishwasher Upstairs is light and airy with raked ceilings and highlight windows Master bedroom includes built in robe, provision for wall mounted television and large balcony Semi ensuite bathroom including single vanity, shower and wc Double sized bedroom two with built in robe Laundry and downstairs wc Under stair storage

OUTSIDE FEATURES Private paved courtyard with low maintenance garden Generous sized balcony off master bedroom to enjoy Storeroom

PARKING Secure under cover parking bay and additional visitor's parking

LOCATION Conveniently located walking distance to Glendalough train station, Menzies Park, Il Falco pizza and within close proximity to the freeway, the vibrant Mount Hawthorn café strip, the Mez and Herdsman Lake and Lake Monger. Approximately 6km to the CBD.

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

TITLE DETAILS Lot 4 on Strata Plan 64964 Volume 2830 Folio 489

STRATA INFORMATION Ground floor: 36 sq. metres First floor: 30 sq. metres Courtyard: 15 sq. metres Balcony: 9 sq. metres Storeroom: 4 sq. metres Carbay: 13 sq. metres Total area: 107 sq. metres

ESTIMATED RENTAL RETURN \$550 - \$575 per week

OUTGOINGS City of Vincent: \$1,785.80 / annum 23/24 Water Corporation: \$1,285.92 / annum 23/24 Strata Levy: \$750.00 / quarter Reserve Levy: \$104.16 / quarter Total Strata Levies: \$854.16 / 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.