

4/194 Railway Parade, West Leederville, WA 6007

**nascent
property co.**

Apartment For Sale

Wednesday, 14 February 2024

4/194 Railway Parade, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Luke Langford

Offers over \$499,000

Discover the perfect urban lifestyle just a short stroll from West Leederville train station. This property is strategically positioned between Subiaco, Leederville, and Perth CBD, offering an exceptional living experience. Embrace the vibrant atmosphere and explore West Leederville's finest boutique stores, cafes, and restaurants, all just moments from your door. You'll just love this bright and spacious ground floor two-bedroom, one-bathroom modern apartment. The gorgeous large living area flows onto the dining and kitchen which overlooks the greenery of the neat private courtyard. Massive courtyard, where in West Leederville will you find a HUGE (approximately 40sqm) rear courtyard in an apartment with exclusive use to entertain your family and friends for those treasured gatherings? WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: - Expansive Private Courtyard (approximately 40sqm) for outdoor enjoyment. - Secure, uncovered parking space ensures safety for your vehicle. - Two impressive bedrooms featuring sliding mirrored robes. - Spacious master suite with semi-ensuite facilities. - Separate, ample lounge and dining areas for versatile living. - Modern kitchen equipped with stainless steel appliances. - Convenient separate laundry with additional storage space. - Recently renovated bathroom for contemporary comfort. - Boutique secure complex consisting of only 10 units. - Enjoy 70sqm of internal living space for comfortable living. ESTIMATED RENTAL RETURN This property is currently tenanted to exceptional tenants paying \$530 per week, with a lease in place until April 2024. The tenants have already indicated they will be moving on as they are going overseas, so the new rental value would be around \$600 per week if you did want to lease it out, or of course, you could have vacant possession from settlement. This is the perfect property for an investor who is able to start collecting rent from day 1 of settlement! OUTGOINGS (approximate): Council Rates (City of Vincent): \$1,311.02 p/a Water Service: \$1,359.36 p/a Strata Levies: \$733.33 p/qtr (Admin \$633.33 + Reserve \$100.00) This immaculately presented apartment ticks all the boxes. This one definitely won't last long in this market, so ensure you add it to your 'must view' list this weekend. To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or luke@ascentpropertyco.com.au DISCLAIMER: All sizes of the property and in the floorplan are estimated and buyers should rely on their own measurements when onsite. All distances to amenities are approximate and provided by Google Maps. All outgoings are approximate and subject to change at all times without notice.