

4/61 Second Avenue, Mount Lawley, WA 6050



Apartment For Sale

Wednesday, 3 April 2024

4/61 Second Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam English
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Offers By 18/04/2024

All Offers By 18/04/2024 Unless Sold Prior

Are you tired of the endless cycle of renting and ready to step into homeownership? Or perhaps you're a savvy investor seeking to expand your portfolio? Look no further! This fantastic Mt Lawley Apartment offers boundless possibilities and caters perfectly to a variety of buyers. Nestled in a prime location, this 2 bedroom apartment is just a stone's throw away from the vibrant Beaufort Street, offering an array of cafes, restaurants, and boutiques for your enjoyment. Additionally, it's a leisurely stroll to the Mt Lawley Train Station, providing convenient access to the city and beyond. With secure parking and a picturesque leafy outlook, it's no wonder residents adore living here.

Features Include:-

- **Modern Kitchen:** Boasting sleek stone benchtops, electric appliances, and ample storage space, this kitchen is a culinary enthusiast's dream.
- **Open-Plan Living/Dining:** Enjoy the spaciousness of the open-plan layout, complete with a split-system air conditioning unit for year-round comfort.
- **Two Queen-Sized Bedrooms:** Both bedrooms are generously sized and equipped with remote-controlled fans and lighting, ensuring optimal convenience and comfort.
- **Large Bathroom/Laundry:** Pamper yourself in the luxurious bathroom featuring a glass shower and a stylish porcelain vanity. Plus, the inclusion of a laundry area adds practicality to the space.
- **Private Outdoor Balcony:** Step outside onto your own private balcony off the living area, perfect for alfresco dining or simply unwinding amidst the tranquility of the surroundings.
- **Secure Parking Space:** Enjoy peace of mind with your own designated parking spot within the secure premises, offering both convenience and security.
- **Security Gates:** The property features security gates for both pedestrians and vehicles, enhancing safety and privacy for all residents.
- **Admin and Reserve Funds:** With an admin fund of \$642.86pw and a reserve fund of \$100pw, rest assured that the building is well-maintained and financially sound.

Don't miss out on this incredible opportunity to own a piece of Mt Lawley's vibrant lifestyle. Whether you're a first-time buyer, a seasoned investor, or someone in search of a central hub, this apartment ticks all the boxes. Currently Tenanted on a Periodic Lease at \$520pw. Rent potential of \$600pw. Schedule a viewing today and seize the chance to make this your new home sweet home!

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.