

**4/7 Cullen Street, Shenton Park, WA 6008**

**Unit For Sale**

Wednesday, 15 May 2024

4/7 Cullen Street, Shenton Park, WA 6008

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 43 m2**

**Type: Unit**



Hayley Berry  
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## Offers from \$295,000

Situated on a quiet residential street in the heart of Shenton Park, this neat ground floor unit is ideal for those looking to get a foothold into a sought-after neighbourhood, with QEII Medical Centre within walking distance and UWA, Perth CBD and other local hospitals just a short commute away. As an investment, the unit is currently leased on Air B&B and demonstrates a fantastic yield of around 14% p/a. The unit can be bought with the furniture pictured left in-situ for buyers looking to capitalise on the short-term rental return. Property features include:- One bedroom, ground floor unit in a group of 15 units- 1594sqm strata company landholding - Air-conditioning- Use of one allotted carport- Common laundry facilities- Great location close to hospitals, public transport, Perth CBD and Kings Park- Close to Onslow Road Shopping Village with 24hr IGA, pharmacy, post office, bakery and more Outgoings:- Council rates \$1,689.62 p/a- Water rates \$1,004.29- Strata levies \$790 p/q Lot particulars:- Lot 4 on Strata Plan 4785, Volume 1486, Folio 685