

**4/90 Albert Street, Osborne Park, WA 6017**



**Apartment For Sale**

Tuesday, 16 January 2024

4/90 Albert Street, Osborne Park, WA 6017

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **OFFERS HIGH \$300,000's to LOW \$400,000's**

Located in Osborne Park this immaculately presented ground floor apartment set in a boutique complex is maintenance-free living at its best. Conveniently located close to a host of amenities including shopping centre hubs, restaurants, and transport links with direct freeway access & schools and parks all nearby. Move quickly if you are interested as this property will not last! Features include; -Stylish kitchen with stone bench tops and BOSCH stainless steel appliances including electric oven, 4 burner gas cooktop, rangehood & dishwasher -Open plan kitchen, dining and living area opening out to a courtyard area-European style laundry featuring BOSCH washer/dryer (included)-Floor tiling to living areas and carpets to bedrooms -Daikin reverse cycle split system air conditioning to living and master bedroom-Master bedroom featuring reverse cycle air-conditioning, built-in robe & direct access to courtyard -Second bedroom featuring built-in robe & direct access to separate private side courtyard. -Full height tiling & stone bench tops to bathrooms -LED lights, skirting boards and slimline roller blinds throughout-Security alarm system -Lock up storage room located to the right of the apartment -1 undercover secure car bay -3 visitor car bays for the complex -Textured external render finish-N.B. there is a fixed lease in place for \$410 per week until 02/02/2024. Vacant possession available or tenant willing to renew.-Strata Fees: \$494.70 per qtr (includes Reserve Fund)-Council Rates (City of Stirling) - \$1,569.55 pa-Water Rates \$1,113.30 paDisclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.