

# 45/10 Wellington Street, Mosman Park, WA 6012



## Sold Apartment

Sunday, 20 August 2023

45/10 Wellington Street, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$425,000**

Located in one of the premium established apartment buildings in Mosman Park, this property is situated on the 4th floor middle position facing South with views of the local park and views of the ocean from the balcony. Light bright and spacious, this is the ideal space to relax and unwind, and has the potential to easily be locked up for when you're out of town. Property features:- A secure complex with front and rear access and the benefit of fob security access requirement from the carpark and to access inside the building- Two bedrooms both with built in robes, bathroom, separate toilet, lounge/dining/kitchen is combined leading out to the spacious balcony- Private entry foyer has been furnished like a hotel reception lobby- A Spacious below ground swimming pool that has an outside shower, toilet and outdoor BBQ- Secure undercover parking- Reverse cycle air conditioning- Built in robes to both bedrooms- A Lifestyle location in a prestige coastal suburb Location Benefits:- Conveniently located between the river and sea- Walk to South Cottesloe Beach or the Swan River- Walk to the revitalised Glyde Street shopping and entertainment precinct, which includes the likes of Samson's Paddock, Rodney's Small Bar & Tsunami Japanese Bistro- Walk to the local train stations and bus stops- Close to Mosman Park Primary & Cottesloe Primary- Catchment for Shenton College- Close to St Hilda's, PLC & Iona APPROXIMATE OUTGOINGS; Council Rates: \$1,904 approximately per annum Water Rates: \$1,093 approximately per annum Strata Levies: Admin \$936 per quarter approximately Strata Levies: Reserve \$414 per quarter approximately Strata Levies Total - \$1350 p/quarter The apartment is currently tenanted at \$400 per week until 17/10/2023. Other apartments in the complex have been leasing for between \$450-\$500 per week depending on finishes and views. Please note that internal photos are prior to the property being improved by the current vendor. The property has been painted, new timber flooring and carpet flooring being installed. Disclaimer:\* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it . Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.