

48/45 Elvire Street, Viveash, WA 6056

Unit For Sale

Wednesday, 12 June 2024



48/45 Elvire Street, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 198 m2

Type: Unit



Antony Doolin

0409604058

From \$410,000

Welcome to Unit 48/45 Elvire St. This wonderful unit is part of the notable Gated Water's Edge Estate. This fantastic community has its' own named roads, a playground area, BBQ area, plus a large gym so you don't need those gym fees now plus after your workout you can relax in the Sauna or cool off in the large swimming pool. So, what is unique about this unit you ask? This lovely home is one of the very few that back onto the bushland, so although you are in a gated community you feel like you are in the middle of the bush and with a walkway directly at the back you, that you have your own access to, you can walk down to the Swan River at your convenience. The unit itself offers you with a comfortable living lifestyle. Low maintenance is the key word here. An open plan living, dining and kitchen area which share that wonderful outlook onto the bushland is cooled in the summer months with a ducted evaporative a/c system. The kitchen is finished with 600mm appliances which includes a four-burner gas cook top, rangehood, over-mounted double vanity with a mixer tap and drainboard. The Master being at the front of the home receives plenty of natural light thanks to the Northern facing aspect of the home plus you have a semi en-suite which has a great sized shower. As you can see this unit offers you a comfortable living lifestyle with a hills feel. The property is currently leased until the 1st October but the tenant does plan to leave at the end of the lease. Features > Ducted Evap Air Con > North Facing Aspect > Open plan floorplan > Bushland View > Two Car Bays > Gated Community > Swimming Pool, Gym, Sauna and Spa > Potential Weekly Rent of \$550 per week > Strata Rates \$1,010.16 Per Quarter > Water Rates \$156.46 bimonthly > Council Rates FY 23/24 \$1,901.10