

**49/6 Campbell Street, West Perth, WA 6005**

**Apartment For Sale**

Friday, 15 March 2024



49/6 Campbell Street, West Perth, WA 6005

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Apartment**



Andy Zeng

0426886092

**\$450,000 – \$480,000**

HOME OPEN Date: Saturday, 20 April 2024 Time: From 10:00 am to 10:30 am THINKING of owning a modern apartment in the Most Liveable Suburb in the World? Abode Apartments is offering you a Contemporary Living that will surpass all your expectations!\*

Source: <https://www.perthnow.com.au/news/perth/west-perth-named-as-the-best-place-on-earth-by-sas-analytics-ng-b88784004z> YouTube Video\* from the Developer: <https://www.youtube.com/watch?v=pC9j9a-3WPM>\* Project overview, for demonstration purposes only. Its layout is not related to this specific apartment. Investor's PARADISE! Shake the MONEY TREE!!! BUILT in 2015, this magnificent Two-Bedroom Apartment on the 3rd Floor offers you a quiet living environment and a fantastic city view across the suburb! HEARTLAND Location! The property is situated in the heartland of West Perth, close to City West Train Station, Perth Modern School, newly-established Bob Hawke College, Watertown Brand Outlet Centre, Subi Square, SJOG Subiaco, Kings Park, Elizabeth Quay, and just a short stroll to Green and Yellow CAT Bus Stops, as well as the local cafés, restaurants, wine bars, and boutiques. Located at midpoint between three major shopping centres, with Mitchell Freeway, Graham Farmer Freeway, and the Perth CBD just minutes away, you wouldn't be more conveniently located. BEST of the Best – West Perth GOLD MINE! This property is ideal for a small family or students. For astute investors, this Value-For-Money apartment would be the strong cash flow investment property that you've always wanted for your portfolio. The property is currently tenanted with a great tenant who looks after the home well and paying a good rent – \$650 Per Week!!! Here comes the bonus, if you ever feel like you need a place to chill out, the picturesque Harold Boas Gardens is just around the corner, making weekend family gatherings safe and easy. NOTABLE Features of the apartment include: \* Prime Location! Close to All Amenities\* Ideal Investment Property with the current Tenants paying \$650 Per Week for Rent! \* Modern Layout with Contemporary Design\* Spacious Open-Plan Kitchen/Dining/Living\* Light and Bright Kitchen with Ample Soft-Closing Cabinets\* Under-Bench Sink and Bosch Appliances\* Split System Air-Conditioning\* 2 Good-Sized Bedrooms with Carpet and Built-In Robe\* Modern Bathroom\* Large Balcony\* Secure Underground Parking Bay with Storage Area\* Foxtel and Internet Ready\* NBN – Fibre to the Building (FTTB) Abode Apartments offers these stunning facilities to all its residents:- Secure Apartment Building with Entrance Gate controlled by an Access Control System- Large Grassed Sitting Areas- Rooftop Area with BBQ Facilities, Sink, Seating, and Children's Play Area- Stunning City Views- Gated Underground Car Park with ample Visitor Parking Bays UNBEATABLE CENTRAL LOCATION PUBLIC Transport: # 90 metres to City West Train Station # 150 metres to the Green CAT Bus Stop # 300 metres to the Yellow CAT Bus Stop LOCAL Shopping Centres: # 300 metres to City West Centre # 500 metres to Watertown Brand Outlet Centre # 1.9 km to Murray Street Mall # 2.1 km to Subiaco Square Shopping Centre NEARBY Schools: # 650 metres to Perth Modern School (the best high school in Western Australia!) # 1.3 km to Bob Hawke College (new high school opened in 2020!) # 1.7 km to West Leederville Primary School # 1.9 km to St George's Anglican Grammar School # 2.5 km to Aranmore Catholic College # 4.6 km to Chrysalis Montessori School TAFES and Universities: # 650 metres to Stanley College, West Perth Campus # 1.6 km to North Metropolitan TAFE, Leederville Campus # 4.5 km to Edith Cowan University, Mount Lawley Campus # 4.8 km to the University of Western Australia OTHER Amenities: # 900 metres to Perth Arena # 1.0 km to Kings Park # 1.8 km to St John of God Subiaco Hospital # 1.8 km to the Perth CBD (The Big Cactus) # 2.4 km to Elizabeth Quay # 2.7 km to Royal Perth Hospital # 17.1 km to Perth International Airport (Terminal 1) # Harold Boas Gardens is just around the corner, less than 75 metres away! PROPERTY Information: • Land Title: Strata Title Lot (Built Strata) • Dwelling Type: Apartment • Year Built: 2015 • Level: 3rd Floor • Orientation: North • Internal Living Area: 63 sqm • Balcony Area: 11 sqm • Car Bay Area: 13 sqm • Storage Area: 5 sqm • Total Strata Area: 92 sqm OUTGOINGS (approximate): • Council Rates: \$1,699.75 per year • Water Rates: \$1,249.54 per year • Strata Levies: \$1,258.88 per quarter Wow, EXACTLY what you've been looking for? Please contact Andy Zeng on 0426886092 to arrange a VIP Viewing of this modern inner metro apartment.\* Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgments about the information included in this document. Stage Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Stage Property accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.