

**50/4 Dover Court, Mosman Park, WA 6012**

**vivian's**

**Sold Apartment**

Monday, 14 August 2023

50/4 Dover Court, Mosman Park, WA 6012

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 42 m2**

**Type: Apartment**



Gill Vivian

0415853926

**\$232,500**

We would love to attract the interest of potential investors for this apartment, considering the tenant's 10-year occupancy and strong desire to continue living there. He highly praises the brilliant location and the apartment's north-facing orientation, which provides ample natural light. Additionally, the tenant emphasizes the convenience of low maintenance, making life here exceptionally enjoyable. This one-bedroom apartment boasts a comfortable size of 42.1sqm and features a small balcony that offers a pleasant outdoor space. Notably, it stands out from other units in the building as the only one with solid jarrah floors, which have remained in excellent condition over the years. The tenant has organised the apartment to suit his work-from-home lifestyle, ensuring optimal comfort while he winds down in the living quarters. Currently rented at \$325.00 per week until the 14/11/23 and the tenant acknowledges that an increase in rent may be necessary. What we love about this property: • Open plan living/kitchen/dining • Gas cooking • Spacious bedroom • North facing balcony What we love about this location: • 350m approx. to Victoria Street Train Station and bus stations • 370m approx. to the Mosman Park Shopping Centre (currently being renovated) • 360m approx. to Rodney's bait and tackle (popular Mosman Park bar) • 570m approx. to the South Cottesloe Beach • 265m approx. to Belin Cafe What we love about this complex: • Fantastic mix of cultures • Laundry facilities with PayPass • BBQ facilities • Part-time complex caretaker • Community vegetable garden and BBQ • Below-ground swimming pool • Gas & Hot Water are included in the strata levies Please note that this property is currently tenanted so please allow 24/48 hours for an inspection time. For more information please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. We are your Western Suburbs specialists - Living and Breathing Mosman Park! Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Council Rates: \$1,558.59 per annum approx. Water Rates: \$733.65 per annum approx. Strata Rates: \$750.00 per quarter approx. (Admin) Strata Rates: \$500.00 per quarter approx. (Reserve)