

**52/42 Pollard Street, Glendalough, WA 6016**

**Sold Unit**

Friday, 27 October 2023

52/42 Pollard Street, Glendalough, WA 6016

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jon Tomkinson  
0410602712

**\$452,000**

UNDER OFFER, UNDER OFFER, UNDER OFFER Jon Tomkinson and The Agency are proud to present to market, 52/42 Pollard Street, Glendalough!..Beautifully renovated, ground floor 3-bedroom unit, in a small complex of just 8. Super-spacious both inside and out, and in a great location, just a short stroll to the train station, bus service, shopping centre, great primary schools, beautiful lakes, and parklands! The home is set up for ease of living. The internal living space is light, bright, and boasts a fabulous brand-new renovation. The internal living space feels supremely comfortable, and then there is the outdoor entertaining area to the rear of the property, with a secure, paved courtyard, the size of which has to be seen to be believed! This wonderful home has been painstakingly upgraded, beautifully renovated, and presented, and is ready for you to just move in and enjoy living! Some Fantastic Features Include; - 3 Double bedrooms, all are light, bright and beautifully presented- 1 Super-spacious, fabulously renovated bathroom with huge hobless shower, sleek new vanity and mirrored shaving cabinet- 1 Covered car parking, located directly outside the home- Very-well designed and supremely functional, brand-new kitchen, with induction cooktop and oven, rangehood, feature tiled splashback, great storage with thoughtful inclusions, and view to the rear courtyard - Spacious, open-plan living and dining room is comfortable, and is large enough to entertain larger groups of friends and family for special occasions- Access to the massive rear courtyard from the dining area- Great access and views through sliding door to the front garden from the living space- Laundry room is beautifully renovated and upgraded to include modern conveniences- Separate W/C- Stylish new hybrid flooring to living areas - Brand-new carpets to bedrooms- New window treatments throughout- Freshly painted interior - Brand-new, quality, fixtures and fittings throughout the home- Split-system air-conditioner to living area- Ceiling fans to all bedrooms- Massive paved outdoor entertaining area/courtyard By the numbers;- ? Low strata fees are \$592.72 per quarter- ? Rental income estimate of \$520 per week- ? Council rates approx.. \$1500 per annum- ? Water rates approx. \$1000 per annum- 89m<sup>2</sup> internal living area Amenities and attractions close by;- ? Glendalough Train Station 600m- ? Glendalough Village Shopping Complex 700m- Herdsman Lake 900m- Lake Monger 1km- Powis Street Entrance onto the Mitchell Freeway to Perth City 1.5kms- Mount Hawthorn Shopping & Entertainment Strip 2kms- Oxford Street Leederville 2.2kms- Rokeby Road Subiaco 3kms- Perth CBD 4.5kms- Floreat Beach 8kms- Scarborough Beach 9kms Catchment area schools;- Lake Monger Primary 1.5kms- Bob Hawke Secondary College 4.3kms- Churchlands Senior High School 4.4kms ? (Distances taken from Google Maps) Please call Jon NOW on 0410 602 712 to register your interest and to arrange your very own private viewing of this fantastic piece of real estate! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.