

54A Kahana Parkway, Butler, WA 6036



Apartment For Sale

Thursday, 16 November 2023

54A Kahana Parkway, Butler, WA 6036

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 72 m2

Type: Apartment



Chris Wilcox
0452574440



Adam Laurie
0487916005

From \$319,000

*Currently tenanted until the 3rd of July, 2024 at \$420 per week. Discover the perfect blend of convenience and comfort in this 2-bedroom, 1-bathroom apartment located in the thriving suburb of Butler. Situated within a short stroll to local parks and shops, this property offers the ideal suburban lifestyle. Its close proximity to schools, transport hubs and pristine beaches adds to the allure of this location, making it an attractive option for families and beach enthusiasts alike. Step inside and you'll find an inviting open plan kitchen, living, and dining area, complete with a split-system air conditioning unit to ensure year-round comfort. The property boasts both front and back courtyards, providing peaceful outdoor spaces to relax or entertain. Two generously sized bedrooms and a well-appointed bathroom round out the comfortable living space while the added bonus of an exclusive dual-carport makes parking a breeze. What sets this property apart is its current tenant, who is leasing the apartment until July 3, 2024 at a rate of \$420 per week. This fantastic tenant has taken great care of the property, treating it as if it were her own. For investors, this represents a hassle-free opportunity with a reliable income stream. Don't miss your chance to own a well-maintained property in a sought-after location with an excellent tenant already in place. Strata Levies: Approximate Admin Fund Levy = \$407.79 per quarter Approximate Reserve Fund Levy = \$85.00 per quarter TOTAL = \$492.79 per quarter *NOTE - The photos representing the property in the advertisement were taken prior to the current tenant moving in. For privacy reasons, please contact Chris directly to view a copy of the most up-to-date photos.