

**5J/59 Tenth Avenue, Inglewood, WA 6052**



**Sold Unit**

Tuesday, 15 August 2023

5J/59 Tenth Avenue, Inglewood, WA 6052

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Unit**

**\$290,000**

Beautifully presented strata apartment in heart of Inglewood This ground floor, corner unit is perfectly positioned in this small boutique block of 8. The additional natural light and newly painted interiors is welcoming from the moment you step inside. Enjoying an easy care lifestyle, the property features tiled floors, a spacious lounge room with split system A/C, fully equipped kitchen with gas cooktop and rangehood, two generous sized bedrooms and well laid out bathroom. While also including your own exclusive use car bay. The delightful strata complex is well looked after with manicured gardens and communal swimming pool. Privacy and security is not an issue with a keypad pedestrian gate and remote controlled vehicle entrance.

**First Home Buyers** - To purchase in one Perth's most popular and ever growing suburbs of Inglewood, look no further. **Investors** - An estimated rental return of \$450+ per week and situated in the Mt Lawley High School catchment, this is the ideal property to start/add to your portfolio. "Enquire now for our investors pack."

**Property Features:**- Spacious lounge room adjoins kitchen - Well sized kitchen with overhead storage- 2 Generous sized Bedrooms- Family sized bathroom- Easy care tile floors- Split System Air Conditioning in lounge room- 1 Exclusive-use car bay- On the cusp of Inglewood and Maylands Cafe strips - Bus and Train routes within walking distance- Perfect for owner occupiers or investors- Security fencing to complex - Automatic Gate to carpark- Pool in complex

**Approximate Distance to:**- 300m to Aldi Grocery Store- 350m to Beaufort St Cafe/Restaurant/Bar strip- 400m to the Bus Stop - 650m to Woolworths- 1.4km to Maylands Train station- 1.6km to 24 Hour Second Ave IGA- 2.1km to ECU Mount Lawley- 4.6km to Perth CBD

**Estimated Fees/Rates:**Council Rates - \$1,462 per annum Water Rates: \$950 per annum Strata Admin Fund - \$800 per quarter Strata Reserve Fund \$150 per quarter

**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.