

**6/4 Ashbury Crescent, Mirrabooka, WA 6061**



**Apartment For Sale**

Saturday, 2 December 2023

6/4 Ashbury Crescent, Mirrabooka, WA 6061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



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## END DATE SALE

END DATE SALE - Offers presented 14th of December 2023 UNLESS SOLD PRIOR

Brief //Paradise is near when you live in the Parkes Estate Downsizers young couples investors this is an easy care 2 bed 1 bath apartment that is well presented well located secure spacious and with strong rental returns that are almost unbeatable Located in the popular Mirrabooka hub with nothing to do here but move in and enjoy the high ceilings incredible alfresco entertaining area with room to entertain and play in and outside the Property Apartment 6 is a sought after ground floor apartment secure private courtyard allocated private car bay a large lock up storage room plus currently having a tenant paying \$470 per week

Features : \* Fresh paint \* New carpet \* New cooktop \* Good Security \* Roller shutters \* Open Plan Living \* Nice size bedrooms \* Nice size courtyard area \* Split System A/C in lounge area \* Easy care and low maintenance \* Secure Complex with own parking \* Quality fittings & finishes throughout \* Beautifully presented kitchen with gas cooking and plenty of storage

Strata Levy : Admin \$326.25 pq Reserve \$18.75 Total Strata per quarter : \$345.00 Very short walk to Mirrabooka Square Shopping Centre Herb Graham Recreation Centre Mirrabooka Bus Port child care facilities schools great parks and more Located in the Parkes Estate this home offers great value & affordability for first home owners looking to get into home ownership & becoming part of a vibrant & innovative community FIRST TO VIEW WILL GRAB IT! OPPOSITE BUS STATION AND MIRRABOOKA SHOPPING CENTRE ! Potential rent \$500 per week | Prime residential location | Potential future light rail train

Property //On one of best streets in Mirrabooka a private low maintenance charming ground floor apartment home providing security and comfort with style and class for the relaxing lifestyle in this very walkable location to all the amenities and amazing recreational parklands 2 bedrooms and 1 bathroom this well cared for property has two high ceiling spacious bedrooms with good separation from the large family dining and lounge with direct access the the private alfresco courtyard with park views The modern kitchen with updated appliances including a new cooktop overlooks the meals dining lounge flows seamlessly to the alfresco which benefits from some northern orientation and with simple gardens all quite low maintenance The driveway to the backlot private parking allows easy access to the secure rear entrance and the common areas are ensured with security and air conditioning that is covered by the strata and the private storeroom is near the cars and remains secure

Lifestyle //This area has too much exciting action living to mention with the stunning parks and shops just metres away providing the tranquil lifestyle while offering everyday conveniences like the Mirrabooka Square for all your shopping needs and the Herb Graham Stirling Leisure Centre for socialising and sporting fun A convenient property in arguably one of the best locations in MIRRABOOKA with very low costs perfect for the downsizers young families or secure lock and leave investing

Extra features include :- Walk to Mirrabooka shopping centre and many other amenities - Neutral themed luxury bathroom with laundry - Fresh modern kitchen and meals area - Relaxing neutral decor throughout - Stainless steel oven and cook top - Great investment for the future - Split system AC living area - Low maintenance gardens - Lovely park side location - Large sink with mixer tap - Two generous bedrooms - 2 bedroom 1 bathroom - Security screens doors - Security windows - Security doors - Built in linen - Led lights

Location //- Perth - 10km - Public transport - 100m - Mirrabooka Square - 100m - Mirrabooka Bus Station - 270m - Stirling Mirrabooka Library - 75m - Stirling Community Centre - 250m - Herb Graham Stirling Leisure Centre - 75m ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Built : 2011 Land : ( approximately ) Strata sqm Interior : ( approximately ) 93 sqm Water Rates : ( approximately ) \$ 945 p.a. Shire Rates : ( approximately ) \$1550 p.a. Strata : ( approximately ) \$ 345 p.q. T&C'S : \* End Date Sale - Offers presented 14 | 12 | 2023 \* The sellers reserve the right to accept an offer prior to the End Date Sale process \* Finance offers welcome ( A written pre-approval will assist you in the offer process ) \* Building & Termite inspections are welcome \* Flexible settlement time frames available \* Subject to sale offers are welcome

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