

6/4 Kingston Avenue, West Perth, WA 6005



Sold House

Friday, 27 October 2023

6/4 Kingston Avenue, West Perth, WA 6005

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: House



Peter J Turner
0895612728

\$328,000

Such a delight! On the edge of Perth CBD a ground floor corner one bedroom unit with surrounding lawns and mature trees, in a small well maintained strata complex of only 18, built in 1973. Currently tenanted at \$300 per week the existing tenant is happy to extend the lease early March 2024. The unit has been totally refurbished and modernised in recent times. A central living, meals, kitchen area has a R/C split air-conditioning system and modern fold away plantation shutters ideal for privacy or sun control over the summer months. The neutral light toned timber flooring is easy care maintenance and blends in with the decor of the whole unit. The gallery style kitchen has a four gas burner cook top and electric oven, a front loading clothes washing machine/dryer and stainless steel range hood. The extended kitchen bench top is cleverly configured as a breakfast bar or work bench. A full height cupboard doubles as a pantry and extra storage for the unit. The main bedroom has plenty of extra space with a modern renovated ensuite and along one wall a full height robe with mirrored doors. New carpets were installed in recent times and again plantation shutters are installed overlooking the well maintained gardens and lawns to the rear. This is ideal for a first home buyers as a step into the market, an addition to an investor's portfolio, or someone wanting a city based address close to trains, buses and the buzz of the Leederville coffee and food strip. Secure parking with one allocated car bay behind remote gates and the front entry has intercom access to the unit. The Sellers disclose and confirm the asbestos roof to the entire complex was recently replaced, so there will be no need to do that work in the future. Strata Levies are a mere \$750 per quarter including reserve. Call or email Peter J Turner 0412 912 612 or peter@plr.net.au to view. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.