

**6/6 Argyll Place, Duncraig, WA 6023**

***Force***

**Sold Apartment**

Wednesday, 6 December 2023

6/6 Argyll Place, Duncraig, WA 6023

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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**\$460,000**

Savvy investors or owner occupiers looking for the perfect lock & leave / location driven lifestyle - TAKE NOTE. Set in sought-after South Duncraig, Apartment 6 at 6 Argyll Place is perfectly placed to enjoy local amenities as well as an easy commute to the city after a short walk to Warwick Train Station. This is the last of the apartments on offer within this highly sought-after complex. 7 of the apartments on the complex are owner occupied and 2 are rented to great longstanding tenants. This upstairs apartment is highlighted by premium finishes & enhanced with a long list of features: • 2 generous bedrooms - each with sliding mirrored robes • 2 well-appointed bathrooms with pivot screen doors to showers, china basins & wc's and quality tapware • A deluxe kitchen with stone tops with a waterfall edge, integrated dishwasher, built in microwave and plenty of storage incorporating both drawers and cupboards • Flexibility in the living / dining area to adapt to your own requirements • 12sqm balcony • Laundry facilities incorporated into the main bathroom with front loader washer dryer already in situ • 2 reverse cycle split system air-conditioners • Quality tiling & carpets, skirting boards and feature high ceilings throughout • Covered car bay plus downstairs store room • Automatic gate to secure the complex with intercom to each apartment • No exorbitant strata levies here to maintain gyms and pools you don't use - they equate to approx. \$450 per quarter which includes gardening to all common areas • Cleverly designed to maximise easy living, these well-appointed apartments stand out in quality and finish, located at the end of a cul-de-sac and perfect for the astute commuter • Location is key to this sought-after location: • Only 250m & you are on the foot bridge of the Warwick Train & Bus Station • 500m to Carine Open Space • Just over 1km to Carine Shopping Centre & 1.6km to Warwick Grove Shopping precinct • In just 20 minutes from your door you're in Murray Street Mall • Shire rates: \$1,775.12 (2022/2023) • Water rates: \$1,323.79 (2022/2023) • Strata levies: \$1,720.88 pa For the investor: The Argyll Apartments maintain high rental occupancy and currently achieve \$520 per week in the current market. Please note: internal photos are of another apartment in the complex.