

**60/996 Hay Street, Perth, WA 6000**

***Force***

**Sold Apartment**

Friday, 3 November 2023

60/996 Hay Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



John De Leo  
0894884111

**\$430,000**

**\*\*NOW UNDER OFFER! OTHER BUYERS MISSED OUT SO CONTACT ME IF THINKING OF SELLING YOUR CITY APARTMENT! \*\***Wonderful 2-bedroom executive style apartment in the vibrant west end area of Perth City. Ellement 996 is a modern and secure complex which features resort style facilities in such a convenient location. Bringing every desirable aspect of city living to your doorstep, whether it be endless possibilities of entertainment, dining, shopping, recreation, business or culture. Situated on Level 10 corner location with views to the North East, it was renovated only 18 months ago. Freshly painted throughout, new quality flooring and new blinds, it looks and feels extremely modern and fresh with an abundance of natural light flowing thru. Two good size bedrooms with built in robes, bathroom/laundry combo with spa bath, open plan kitchen/meals and lounge room, air conditioning and more. Facilities include sparkling pool ready for the upcoming summer fun, spa, gymnasium, outdoor sundeck & shower, quality Cafe at entry to complex, spacious lounge foyer area to relax which has been very recently upgraded, secure parking and all this within easy walk to all the city amenities. Easy access to freeways North & South, Kings Park, RAC Arena, Watertown brand-outlet shopping, Elizabeth Quay, Swan River and so much more all just a short stroll away, or choose one of the many free CAT buses at your doorstep. Sell the car as you wont need it! What a great lifestyle you can have by choosing to live here or alternatively this is a wise investment opportunity with high rent returns and low vacancy rates. It is currently rented on a periodic lease @ \$530pw and could easily be higher if it was re-let. This one is ideal for everyone from professional singles & couples, downsizers, first home buyers or astute investors, anyone looking for a great Perth base in a highly desirable complex and location. For more information, price guide or to book a private viewing please call John De Leo, Force Real Estate on 0407 472 155. Apartment Features include: 2 bedrooms both with robesBalconies with viewsBathroom with spa bathWasher/dryer in bathroomModern kitchenOpen plan meals and loungeRecent upgrades inc flooring & blindsFreshly painted approx 18 months agoAir conditioning Granite benchtopsTiled splashbacksCouncil Rates: \$1715 per annumWater Rates: \$1304 per annumStrata Fees: \$1307.70 per quarter which includes admin & reserve fundsCurrently rented @ \$530pw - Periodic Building Features include: Swimming pool with outdoor sundeckGymnasiumGated electronic entrySecure car bayUpgraded spacious lounge area in lobbyCafe at entry to complexKeyless entry with great securityOnsite building manager/caretakerBuilt: 2007Living Area: 75sqmBalconies: 16sqmCar bay: 14sqmTotal Strata Area: 105sqm