

**61/271 Selby Street, Churchlands, WA 6018**



**Sold House**

Thursday, 9 November 2023

61/271 Selby Street, Churchlands, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 138 m2**

**Type: House**



Scott Fletcher

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**\$540,000**

This could be your lucky day, if you act fast! With the first offer falling through, we are back on the market. This appealing 2-bedroom apartment truly is "resort-style living" at its very best, and will surely get snapped up straight away. And for a fraction of the price of house in the Western Suburbs you get a value-packed, stylish pad with access to an epic pool, gym, and a dog-friendly park right next door. Open plan living with high ceilings, ground-floor position, north-facing orientation and a HUGE 50sqm courtyard complete with alfresco, all combine to provide light and bright living inside, and roomy entertaining outside. What more could you wish for. Oozing quality, this apartment features the following:

- Well-appointed kitchen, stone bench-top, breakfast bar and dishwasher
- Open-plan living with bamboo floors and downlights
- Generous-size bedrooms - walk-in-robe to master and built-in-robe to the second
- Semi-ensuite to master bedroom (and combined laundry)
- Reverse-cycle ducted air-conditioning throughout
- Huge terrace/courtyard and undercover alfresco off main living room
- Lot area TOTAL = 138sqm (Internal 71sqm. Terrace/Courtyard 50sqm. Store 4sqm. Carbay 13sqm)
- Strata Fees \$1007.31 Reserve Levy \$254.14 = \$1261.45 paid quarterly
- Secure undercover parking for one car
- Lift access in building and lock-up storage
- Access to communal facilities such as pool, gym, kitchen/diner and BBQs
- Direct gated access on to the dog-friendly park and playgrounds from the complex
- Water Rates: \$1,235.91pa
- Council Rates: \$1,817.86pa

The large, easy care outdoor courtyard space is a perfect place to entertain and relax or for little ones to play. It's also plenty of space if you have a small pooch, especially with the added bonus of Grantham Park right on your door-step. How convenient! And of course, summer is special living here. You're only a few steps away from dipping your toes in the amazing pool, and the communal kitchen/diner with outdoor BBQ will be a hit when you invite your friends around. Gym sessions can be enjoyed at home too. Imagine the lifestyle you'll have on tap. You might be happy to know that this property falls within the catchment zones for the highly sought-after Floreat Primary School and Churchlands Senior High, whilst The Herdsman Market and lake are also just a short stroll away. Check out the location... Needless to say, positioned so close to everything that Wembley, Floreat and City Beach have to offer, this coastal gem offers a lot of value and lifestyle opportunities for a range of buyers, including property investors. Currently tenanted until 11th April 2024 at \$555 per week, the tenant wishes to stay on. However, if you wish to move in as soon as possible, you may do so once the tenant's lease expires in April. This would have to be one of the best, value-for-money apartments you will find on the market today in a very appealing complex and outstanding location. Viewing by appointment or please visit the "open home" as advertised. If you wish to enquire, please call me today - Scott Fletcher 0412 181 122.