

**7/288 Lord Street, Highgate, WA 6003**

**Sold Apartment**

Wednesday, 13 September 2023

7/288 Lord Street, Highgate, WA 6003

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$413,000**

Built in 2015, this impressive 2 Bedroom 2 Bathroom apartment is in near new condition and is priced for a quick sale. This development of boutique homes is situated on the corner of Lord & Windsor Street. Unit 7 is on the first floor and is positioned on the Windsor St side of the building. Owner Occupiers: The seller is able to offer vacant possession on settlement. This home is perfect for anyone who wants to enjoy the freedom and convenience of apartment living in a buzzing inner-city precinct. Investors: Currently leased on a periodic tenancy with the tenant paying \$520 per week. Potential to increase the rent to \$600 per week or over \$30,000 per annum. Other Features & Details: \* Internal Living - 69sqm / Balcony - 10sqm / Car Bay - 13 sqm / Storeroom - 4sqm Total Strata Area - 96 sqm\* Pets allowed - Small dog or cat\* Both bedrooms are double sized, with a walk in robe to the main bedroom and sliding mirrored robes to bedroom 2\* Kitchen - high quality finishes with gloss cabinet doors, stone benchtops and glass splashback. Generous amount of bench space, amazing level of storage and large fridge recess space\* Open plan living and dining area with semi-stacker doors opening up to the covered balcony\* Ensuite - quality finishing with tiling from floor to ceiling, huge shower area and its own WC\* Bathroom/Laundry - well designed space and clothes dryer included\* Secure car bay and storeroom\* Excellent views and aspect to the leafy tree tops and city buildings Security Features: This development provides its residents with high levels of security - including a secure lobby entrance and lift access and electronic security gate to the parking area. Outgoings: \* Council Rates - \$1,517 per annum\* Water Rates - \$1,317 per annum\* Strata levy - \$921.95 per quarter To arrange a private inspection or for more information please contact Con Paioff on 0407 947 449 or [con@platinumrealtygroup.com.au](mailto:con@platinumrealtygroup.com.au)