

7/36 Monmouth Street, Mount Lawley, WA 6050



Sold Unit

Friday, 6 October 2023

7/36 Monmouth Street, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Unit



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\$371,777

MODERN, COMFORTABLE, AND STYLISH This chic, tidy apartment is the perfect entry into the property market, or a fantastic starting point / addition to an investment portfolio. A stone's throw to an abundance of local shops, cafes, and restaurants, walking distance to the best the area has to offer on Beaufort St & Fitzgerald, and so close to numerous local parks including Hyde Park & the Mount Lawley Golf club. Located on the ground floor, this modernised apartment ticks all the boxes and provides fantastic value for money. Featuring a spacious wrap around kitchen with gas cooking, large living area, gorgeous timber flooring throughout, a well-kept rear private courtyard, and front entertaining alfresco. The master bedroom is a generous Queen-size, Double-size second bedroom / home office, both serviced by the bathroom and extra-large separate laundry with ample space for additional storage. Rental Appraisal: - \$550-\$600 p/w Furnished- \$500-\$550 p/w Unfurnished Features include:- Ground floor 2x1 in the well connected 36 Monmouth Apartments- Sold with vacant possession, ready to move in or lease out from settlement- Spacious kitchen with gas cooking, plus plenty of bench & cupboard space- Genuine timber flooring to living, dining & bedrooms- Reverse cycle air-conditioning to living- Queen-sized master & double-size second bed / home office- Semi-ensuite, and extra-large laundry with additional room for storage- Chic rear courtyard & garden with private clothesline- Covered front alfresco for entertaining- NBN (FTTN) connectivity available- Internal: 63m², Courtyards: 17 + 18m², Car Bay (exclusive use): 13m², Total Strata Area: 98m² Outgoings (approximate): Council Rates: \$1,665 p/a Water Rates: \$928 p/a Strata Levy: \$700 p/q Reserve Levy: \$200 p/q Special Levy: \$1,220 p/q – pre-paid by seller, contact Joel for further information Disclaimer: Any/all distances are estimations obtained from Google Maps. All sizes of the property are estimated and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.