

7/36 Wellington Street, Mosman Park, WA 6012

vivian's

Apartment For Sale

Saturday, 11 November 2023

7/36 Wellington Street, Mosman Park, WA 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Trent Vivian
0432392387



Gill Vivian
0415853926

FIRST VIEWING SATURDAY!

Explore this thoughtfully updated two-bedroom apartment, fully furnished and designed for an investor's discerning eye. Its understated yet tasteful furnishings ensure a timeless appeal. The apartment offers an excellent investment opportunity, with fabulous tenants paying \$500 per week, air-conditioning in the open-plan living and dining area, the convenience of built-in robes in both bedrooms. A separate laundry room includes a washing machine, enhancing its appeal to tenants. From the private balcony, enjoy a tranquil garden view.

Key Investment Features:

- Fully furnished and equipped
- Air-conditioning in the living area
- Two bedrooms with built-in robes
- Open-plan kitchen, dining, and lounge area
- Spacious bathroom with a walk-in shower
- In-apartment laundry with washing machine
- Private balcony offering a garden view

Location Highlights:

- Proximity to IGA and Coles (approximately 1 km each)
- Convenient access to Victoria Street Train Station (approximately 800 m)
- Dining options at Belin Italian Restaurant (approximately 350 m)
- Close to Iona Presentation College - Junior School (approximately 250 m)
- Nearby Monument Hill Park (approximately 150 m)

For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. We are your Western Suburb Specialists! Living and breathing Mosman Park. Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Council rates: \$1,622.77 per annum Water rates: \$984.18 per annum Strata rates: \$2,600.00 per annum (admin) Strata rates: \$200.00 per annum (reserve) Please note that while every best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. This property has been virtually staged. The furniture depicted in these images will not be included in the sale of the property.