

**7/60-64 Forrest Avenue, East Perth, WA 6004**

THE PROPERTY EXCHANGE

**Apartment For Sale**

Thursday, 18 April 2024

7/60-64 Forrest Avenue, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Emily Garden  
0893883988

## Offers over \$285,000

Tucked away behind gates of the established complex with the popular and lush Queens Gardens on your doorstep, this beautifully updated one bedroom, one bathroom apartment on the ground floor exudes a delicate charm that is sure to capture the heart. With an estimated rental return of \$375 - \$400 per week, it doesn't get much better than this. Located mere footsteps from Claisebrook Cove, Royal Perth Hospital, the free CAT bus, Swan River and the CBD this sweet delight offers an unparalleled combination of convivence and proximity to nature. THE HOME 1 bedroom1 bathroomKitchen / diningLiving 1 wcBuilt approximately 1940 FEATURESOpen plan living Modern and updated kitchen with plenty of storage space and solid benchtopsLow maintenance tiling floor throughout the apartmentTwo great sized wardrobes separating the living from the bedroomHuge bedroom with ensuite accessModern bathroomCommunal laundry located on the ground floor, very close to the apartmentCommunal washing lines PARKINGUnallocated parking bay (including plenty of motorcycle bays)Permit parking available through City of Perth (Cost is \$118 for 7-12 months)Quiet street with plenty of places for visitors to parkLOCATION250m to Queens Gardens250m to closest bus stop750m to Claisebrook Cove1km to Langley Park & river1km to Royal Perth Hospital 2km to Elizabeth Quay 2.5km to Perth CBDSCHOOL CATCHMENTSHighgate Primary SchoolMount Lawley Senior High School (until Bob Hawke intake begins)Bob Hawke College (year 7 intake started 2020)TITLE DETAILSLot 6 on Strata Plan 5385Volume 1482 Folio 106 STRATA INFORMATION39 sq. metresESTIMATED RENTAL RETURN\$375 - \$400 per weekOUTGOINGSCity of Perth: \$1,255.05 / annum 23/24Water Corporation: \$901.38 / annum 23/24Strata Levy: \$485.52 / quarter Reserve Levy: \$34.68 / quarterTotal Strata Levies: \$520.20 / quarterDisclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.