

**705/112 Goderich St, East Perth, WA 6004**

**Other For Sale**

Saturday, 20 January 2024

705/112 Goderich St, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Other**



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## **\$299,000 or Best Offer**

PLEASE REGISTER FOR PRIVATE VIEWING. This property is unique - It's a unit partitioned into two separate "studios" - each with its private entrance and a bathroom - Council approved and strata approved - Total internal space for each studio is about 25 sqm. This budget friendly property offers an easy entry to the property market, with the choices to:- Live in 1 and lease out the other- Lease out for investments- Live in both, as a bedroom and the other as the living dining area, already installed with an access door between the 2 studios. The owners could base upon own needs and adapt between own use or tenant out; it is flexible and adaptable. Featuring:- Timber-look laminated floorboard, easy to maintain- Brick wall- Kitchen with a gas cooktop, sink and storage cabinet- A rare instance with gas cooking facilities- Shower and toilet- Higher floor with breeze and glimpse of the water view- Secured building- The ease of lockup and leave- Laundry service at the ground level- A designated car bay in a separate car park complex just a short walk. Situated in the sought after suburb of East Perth, it is close to the city with easy access to major activities centers and businesses along Adelaide Terrace, St Georges Terrace, Hay St, Murray St, to name a few. CAT buses service and public transport are readily available, making travel hassle free. Within the vibrancy of Perth city center including Elizabeth Quay, RAC Arena, the Exhibition Centre, Perth Crown, Optus Stadium, a wide range of cuisines, entertainment, sports and diversified cultural experiences, living here is convenient and full of activities. Council rate: \$1,282 annually. Water rate: \$1,005 annually. Strata levies: \$790.50 quarterly or \$3,162 annually (including building insurance and water usage). The rates and levies are approximate and correct at the time of writing. They may be subject to changes. Whatever your plans are, this property is a rare find in a centralized location. Please register with Eddie Kong at 0451 125 188 to organize a viewing. Disclaimers: Information in this advertisement is provided to the best of our knowledge and for reference only, however the information may be subject to change without prior notice. Information herein does not constitute any representation by the Seller or the agent as to its accuracy, and they are expressly excluded from any contract. Interested parties please make your own inquiries and verify the details of any information at your own discretion.