

**71/31 Wellington Street, Mosman Park, WA 6012**



**Unit For Sale**

Friday, 3 May 2024

71/31 Wellington Street, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 55 m2**

**Type: Unit**



Curtis McQuade  
0893855559



Hannah Tallon  
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## New To Market

Perched on the eighth floor, you can take in the view of the suburb while enjoying the rejuvenating rays of the morning sun. Dubbed as the best value in Mosman Park, this is your opportunity to secure a slice of the Wellington Court complex. Within one of Perth's most sought-after suburbs, both riverside and coastal lifestyles are on offer, you're never far from the water's edge. Sweeping Eastward views can be enjoyed from your main living space and balcony. The ideal investment, this opportunity uniquely provides space to update and renovate in the future while enjoying the rental yield currently on offer. Alternatively, it is an excellent opportunity to live the coastal and riverside lifestyle you've always sought. The complex has a proactive strata council and a healthy reserve fund. The building previously underwent refurbishment, which included the installation of a new lift and the replacement of the roof. This property is currently tenanted with a fixed-term lease of \$500 per week that is due to expire on 19th September 2024, with the weekly rent due to increase to \$550 per week on 05/06/2024. Key features:- Queen size main bedroom with built-in robes- Second well sized bedroom or home office/study- Gas cooktop and oven- Split system air conditioning unit to main living space - Sweeping Eastward aspect, enjoy the refreshing sunrise- Allocated, undercover car bay- Double Glazed windows - Recently replaced flooring- Great tenants in place- Spacious balcony\*Further Information: This property is furnished and an inventory list will form part of the contract of sale. Council Rates: Approx \$1,582 per annum Water Rates: Approx \$793 per annum Strata Fees: Approx \$910 per quarter (\$880 administrative, \$30 reserve fund) Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.