

**74/165 Derby Road, Shenton Park, WA 6008**

THE PROPERTY EXCHANGE

**Apartment For Sale**

Tuesday, 14 May 2024

74/165 Derby Road, Shenton Park, WA 6008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Clare Nation  
0893883988

## Offers in the \$500,000s

A beautifully renovated and fully furnished apartment, ready for you to unpack your clothes and settle in! With sweeping views over treetops and Rosalie Park with the stunning city lights in the background, you will be delighted with an abundance of natural light all day long creating a peaceful space for you to live and relax. Alternatively, this is a great prospect for the astute investor with the apartment's previous successful short term accommodation history!

**THE HOME**  
2 bedroom 1 bathroom / laundry Kitchen / living Dining / sunroom 1 wc Built approximately 1970

**FEATURES** Fully furnished and completely renovated apartment on the seventh floor Amazing city views!! A bright and sunny welcoming feeling creating happy vibes! Comfy living area, open plan into the kitchen area Dining / sunroom a glorious place to relax and enjoy the city views and treetops of Rosalie Park amongst the sweet sounds of the birds chirping Large modern kitchen with stone look bench tops, high gloss cupboards, breakfast bar and lots of bench space Electric stovetop and under bench oven plus fridge and microwave included Massive master bedroom with north facing aspects allowing natural light flood through all day long large built in robe with shelving and hanging space and air conditioning unit Double sized second bedroom with wardrobe Fresh and funky renovated bathroom with dual vanity, mosaic tiling, shower over bath with glass screen, and floor to ceiling tiles Washing machine and dryer included Stunning engineered timber flooring throughout the living areas Door leading into hallway to bedrooms creating separation from living Bedrooms with soft carpet flooring Feature track lighting Separate wc

**OUTSIDE FEATURES** Green and leafy lawn area for common use amongst Parkview's Residents Well, maintained complex with foyer recently painted and new carpets installed Lift access to apartment

**PARKING** Single allocated undercover car bay

**LOCATION** Primo location with short stroll to QEII Medical Centre and Perth Children's Hospital - YES so calling all doctors and nurses! It is within walking distance to many facilities including the Shenton Village Shopping Centre, Lake Jualbup, Kings Park, and opposite Rosalie Park. Bus stops on your doorstep for easy access to the City and Fremantle. Local schools are also nearby, as is UWA. This doesn't get any better!!

**SCHOOL CATCHMENTS** Rosalie Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

**TITLE DETAILS** Lot 29 on Strata Plan 258 Volume 385 Folio 172

**STRATA INFORMATION** 78 sq. metres 36 apartments to the complex

**ESTIMATED RENTAL RETURN** \$600 per week (furnished)

**OUTGOINGS** City of Subiaco \$1,785.36 / annum 23/24 Water Corporation: \$1,048.48 / annum 23/24 Strata Levy: \$360 / month Reserve Levy: \$240 / month Total Strata Levies: \$500 / month

**Disclaimer:** 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.