

76/4 Dover Court, Mosman Park, WA 6012

vivian's

Apartment For Sale

Thursday, 14 March 2024

76/4 Dover Court, Mosman Park, WA 6012

Bedrooms: 1

Bathrooms: 1

Area: 42 m2

Type: Apartment



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## First Viewing Saturday!

Nestled in a well-maintained group, in lush garden setting, at the end of a quiet cul-de-sac and with a tranquil treetop aspect, this spacious one bedroom apartment is privately protected from the street by a canopy of trees. The north-facing orientation provides an abundance of natural light. The kitchen is well appointed and has plenty of cupboard space, so rare to find in small apartments. Sliding doors provide access to a small private balcony, the perfect place to sit and enjoy the leafy outlook after a long day, and there is plenty of room to relax in the spacious living area. The large bedroom is perfectly laid out to easily fit a queen-size bed, while still allowing plenty of space for a dresser or small desk, plus there is an ensuite bathroom with a large shower in fresh neutral tones to complete the picture. If you have been searching high and low for a well-presented apartment and have been disappointed by the lack of appealing options in this price bracket, then your search may finally be over. Whether you are a first homebuyer looking for the perfect place to start your home ownership journey, or an investor looking for an easy-care entry into an in-demand area, this is an opportunity not to be missed. What we love about this property: • North facing orientation • Huge swimming pool and entertaining area for residents' use • Beautiful park with playground and barbeque facilities on the doorstep • Just a short stroll to Victoria St Train Station and the beach • Easy walking distance to local shops, parks, cafes and the river • Secure building, with electronic access to the building and facilities • Attractive, well managed complex in lush garden setting • Gas and hot water included in the strata levies What we love about this location: • 295m approx. to Victoria Street Train Station and bus stations • 370m approx. to the Mosman Park shopping Centre • 360m approx. to Rodney's bait and tackle (popular Mosman Park bar) • 600m approx. to the South Cottesloe Beach 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! 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: \$1,508.77 per annum approx. Water rates: \$744.41 per annum approx. Strata Rates: \$750.00 per quarter approx. (Admin) Strata Rates: \$250.00 per quarter approx. (Reserve) per annum approx.