

8/303 Cambridge Street, Wembley, WA 6014



Sold Apartment

Friday, 20 October 2023

8/303 Cambridge Street, Wembley, WA 6014

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Contact agent

Embrace a lifestyle that caters to your every need, with the convenience of walking to everything and the luxury of retreating to your own private sanctuary. This refurbished apartment with its own spacious courtyard is just moments from the vibrant selection of bars, cafes and restaurants of Cambridge Street. The charming 1986-built complex features an inviting atrium with abundant natural light and lush tropical garden ambiance. The apartment has 36 sqm of internal space, as well as a generous 19 sqm paved courtyard (for the use of the lot owner), a long 14 sqm undercover carport (also for the use of the lot owner), and there is plenty of visitor parking. Nestled away from the bustling Cambridge Street, apartment 8 looks out to Corboy Street, a serene side street adorned with majestic trees, near the Subiaco/Wembley border. The 2018 renovation included a new kitchen, updated appliances (washer, dryer, oven, microwave, fridge and rangehood), a new electrical distribution board, updated light fittings, newly laid carpets, a new exhaust system, a fresh coat of paint, new fencing, and various essential repairs. This apartment also has reverse cycle air conditioning and is offered furnished and equipped, including white goods like the washer, dryer, microwave, and fridge. It's currently leased at \$325 per week until 30/01/2024, however our rental appraisal estimates \$375-\$400 per week, making it a smart choice for savvy investors. More about the Wembley Atrium complex:

- Below-ground swimming pool.
- Pet policy: Only registered assistance dogs are permitted.
- Healthy strata management with over \$80,000 of net owners' funds as of 30/06/2023.
- Peaceful area with good neighbours.

Prime Location:

- Easy access to the beach, the city and the freeway.
- Lots of nearby green space (Subiaco Common, Henderson Park, Mary Talbot Park, Lake Monger).
- Excellent transport options are at your doorstep, with a bus stop right across the street and Subiaco Train Station within walking distance.
- In-Demand School Zone: in the Shenton College Catchment, one of WA's most sought-after High Schools.

Neighbourhood Perks – great food, drinks & coffee just a few steps away:

- Little Magic Momo (renowned Nepalese restaurant)
- Albert's (friendly neighbourhood bar)
- Flipside burgers (delicious)
- Mooba Café (a local favourite)

And just a short walk to:

- The Wembley Hotel, the local pub since 1932!
- Lawley's Bakery for freshly baked bread
- Cambridge Food Court for amazing and cheap Asian meals
- Pizza On Cambridge for the best pizzas in Perth
- The 24-hour Good Grocer Wembley IGA
- Subiaco Square and Markets, where you can shop to your heart's content with Coles, Target, Woolworths, Bunnings, and more.

Don't miss this opportunity to own a well-maintained property in a prime location. Contact us today to arrange a viewing!

Strata Fees: Approx \$549 per quarter
Council Rates: Approx \$1,593 per annum
Water Rates: Approx \$942 per annum

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.