

8/451 Murray Street, Perth, WA 6000



Apartment For Sale

Thursday, 30 May 2024

8/451 Murray Street, Perth, WA 6000

Bedrooms: 1

Bathrooms: 1

Area: 52 m2

Type: Apartment



Mandy Fountain

\$219,950

This completely refurbished 1 bedroom apartment has undergone extensive stylish upgrades with new kitchen and bathroom and presents like new. UNDER LONG TERM LEASE UNTIL 2026 WITH FURTHER OPTIONS TO EXTEND: Offering spacious CBD accommodation, boasting a roomy 52m² of living the apartment boasts:

- New carpet and paint throughout
- Bathroom refurbishment including tiling, vanity, tapware, shower screen and mirror
- Full kitchen replacement including cabinetry, benchtops, tiling
- State of the art Fisher & Paykel appliances, including dishwasher, oven, cook top, rangehood

An opportunity for INVESTORS ONLY, with great depreciation and tax benefits for the astute investor. With no management, leasing or letting fees and 4% RENTAL INCREASES TO 2026- its a tidy and secure addition to a property portfolio! Rent as of 1st July: \$312 pw - \$16,232 pa. Return: 7.38% Gross / 5.81% Net. Rent Increases as follows: July 2025 + 4% \$16,881= 7.67% gross July 2026 Market Review. Lease to: July 2026 - with 5 x 5 yr options. 4% increases per annum with market review each 5th year

Quest West End is in the heart of Perth's CBD, just a short walk to venues such as RAC Arena, Perth Convention and Exhibition Centre, His Majesty's Theatre, and Kings Square Precinct. A short walk away is the eclectic suburb of Northbridge, the ideal spot to pick up some vintage threads, grab a bite and taste test some local brews and the wonder of Kings Park and Botanic Gardens.

Approximate Owner Outgoings:

Council Rates:	\$1,268.00 per annum	Water Rates:	\$1,540.00 per annum
Body Corporate Admin Fee:	PAID BY QUEST TENANT	Body Corporate Sinking Fund:	\$630.00 per annum