

8/46 Vancouver Street, Albany, WA 6330



Sold Unit

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit

\$230,000

The budget price of this appealing city unit belies the style and comfort it provides as well as its super-convenient location. It's the end unit on the ground floor of the popular, well-maintained Vancouver Views block, less than 500m from the CBD, opposite Foundation Park and with an allocated car space on site as well as guest parking nearby. A recent upgrade has produced a light, modern living unit with smart amenities. Throughout the unit, classy oversized ceramic floor tiles in ivory complement the fresh, neutral décor and roller blinds. Open and sunny, the living space consists of a lounge and meals area and on one side, the kitchen, complete with white cabinetry and an electric cook-top. The main bedroom is a double room off the lounge and the second bedroom is a big single at the front. A wet room cleverly combines the bathroom and laundry with a walk-in shower, a new laundry unit with a trough, bench and space for the washing machine, handy cabinetry and a new, separate toilet. The strata unit is private with door and window security screens and has easy access from the paved forecourt. As well as providing a comfy inner-city pad for singles or couples, it would make an ideal bolt-hole for farmers or out-of-towners looking for a low-maintenance weekender, or a terrific option for an investor with an eye for a profitable rental. Eateries, entertainment and shops in York Street are all within easy walking distance and the Vancouver Café is a stroll away for a relaxed weekend brunch or a coffee fix. This is a standout unit with everything in place so occupants can move in and enjoy its many attributes. What you need to know: - Modern unit in popular, well-maintained block - On ground floor at end of block - 500m from CBD, opposite parkland - Recently upgraded - New ceramic tiling and fresh décor throughout - Sunny open lounge and meals area - White kitchen with overhead cabinetry, electric cook-top - Main double bedroom - Second big single bedroom - Wet room with shower, laundry cabinetry, separate new toilet - Allocated parking spot and nearby guest parking - Private garden area - Walk to shops, restaurants, library, entertainment - Vancouver Café one block away - Suit single person or couple - Ideal city bolt-hole for farmers or out-of-towners - Excellent potential as profitable rental investment - Council rates \$1,678.41 - Water rates \$1,474.78