

**8/56 Cape Street, Osborne Park, WA 6017**



**Apartment For Sale**

Friday, 27 October 2023

8/56 Cape Street, Osborne Park, WA 6017

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ivan Da Costa  
0411668899

## FROM \$285,000

Proudly presented by Ivan Da Costa. Situated within a PRIVATE and SAFEGUARDED community, this EXCEPTIONALLY maintained and STUNNING apartment is sure to leave a lasting impression. As you step into the home, you will immediately notice that the home is filled with abundance of NATURAL LIGHT and with the QUALITY inclusions combined, this creates a comfortable and relaxed environment. The open plan living area incorporates a contemporary kitchen, dining and living area, ideal for living and entertainment. The kitchen combines form and function boasting with plenty of bench and cupboard space, stone benchtop, quality gas cook top, built in oven and a range hood to bring out your inner chef. The property and what WE Love?! • Stunning master bedroom which is sure to impress with a built in robe • 2nd bedroom is generous in size • Well-appointed bathroom with modern looking tiles • Engineered timber flooring throughout the apartment • Split reverse-cycle air conditioning system in the living area • Functional balcony making it a perfect outdoor space for you to unwind • Covered car park • Gas hot water system • Lock and Leave • Low maintenance, private and secure • SUPERB location • Perfect for first home buyers, downsizers and investor • Currently rented at \$418 per week and the tenant's lease is expiring on the 20th January 2024 • Estimated rental rate in the current market is \$450 - \$500 per week. Location: • Located at one of the most CONVENIENT spot in Osborne Park, approximately 3.3km from Westfield Innaloo Shopping Mall • Located close to childcare centers, schools and parks • Set right on the TRANSPORT route for EASY ACCESS into the CITY. To move in or to rent it out (capitalizing the super high rental return), the choice is yours. For more information or to view this property, please call or text Ivan Da Costa on 0411 66 88 99. Outgoings: Council Rates: \$1455.62 (FY2023 / FY2024) Water Rates: \$862.77 (FY2022 / FY2023) Strata: \$536.37 per quarter (Admin: \$480.12, Sinking Fund: \$56.25) \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*