

90/34 Davies Road, Claremont, WA 6010



Unit For Sale

Wednesday, 3 April 2024

90/34 Davies Road, Claremont, WA 6010

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Ivan Da Costa
0411668899

OFFERS IN THE \$300,000's

Proudly presented by Ivan Da Costa. What an amazing opportunity to acquire this one bedroom, one bathroom apartment situated within the popular and sought after St Andrews complex. Situated within a PRIVATE 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 functional kitchen, dining and living area, ideal for living and entertainment. The kitchen combines form and function boasting with a good amount of bench and cupboard space, standalone gas cooktop and oven and a range hood to bring out your inner chef. The property and what WE Love?! • Stunning and spacious bedroom with a built in robe • Well-appointed bathroom • Engineered / Laminated timber flooring throughout the apartment • Split reverse-cycle air conditioning system in the living area • Functional balcony overlooking Lake Claremont Parklands • Covered car park • Gas hot water system • Lock and Leave • Low maintenance, private and secured • Intercom system • SUPERB location • Perfect for first home buyers, downsizers and investor • Communal laundry with washer and dryer on each level • Plenty of visitor car bays which can be used by your guests • Estimated rental rate in the current market is \$430 - \$460 per week. Location: • Located next to the serene and peaceful Lake Claremont • Located approximately 0.5km to Mount Claremont Primary School • Very conveniently located within walking distance to Foodies Market IGA Claremont for your quick and easy grocery shopping • Claremont Quarter Shopping Mall and Claremont Train Station is located approximately 1km from the unit • Close proximity to gym, Claremont pool and childcare center. To move in or to rent it out, 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: \$1595.13 per annum Water Rates: \$738.92 per annum Strata: \$571.30 per quarter** 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.**