

91/4 Dover Court, Mosman Park, WA 6012

vivian's

Apartment For Sale

Wednesday, 12 June 2024

91/4 Dover Court, Mosman Park, WA 6012

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## UNDER OFFER!

Nestled in a well-maintained group, in a lush garden setting, at the end of a quiet cul-de-sac, this apartment is located on the seventh floor and on the south side of the building. With views out across Mosman Park from the quaint balcony and a picturesque park on your doorstep. The property comprises of an open plan living area, complete with timber laminate flooring and reverse cycle air conditioning. The bedroom is large enough for a queen-sized bed and is painted in a neutral décor. The kitchen is reasonably modern and includes a gas hob and rangehood. The bathroom is tiled and features a large shower and freestanding vanity unit. This is a fantastic opportunity for a first home buyer wanting to start their property journey within the western suburbs, or as an investment opportunity for the savvy investor looking for an easy-care entry into an in-demand area. Centrally located between the river and beach and within walking distance to train station, buses, shops and restaurants, what more could you want. With a bit of love and attention, this apartment could be turned into something truly stunning, the opportunities are endless. What we love about the complex: • Communal laundry facilities • Large below ground swimming pool and entertaining area for residents use • Beautiful park with playground and barbeque facilities on the doorstep • Communal vegetable garden • Gas included in your strata fees • Secure building, with electronic access to the building and facilities • Attractive, well managed complex in lush garden setting • Quiet cul-de-sac location What we love about the location: • 350 metres walk to Mosman Park shopping complex • 400 metres walk to Glyde street bars and shops • 400 metres walk to Phyl & Tom (new cafe) • 450 metres walk to Mosman Park train station • 1.2km to South Cottesloe Beach Council rates: \$1508.77 per annum approx. Water rates: \$733.65 per annum approx. Strata Rates: \$750.00 per quarter approx. (Admin) Strata Rates: \$250.00 per quarter approx. (Reserve) With so much to offer and at such an affordable price, don't delay call Gill or Trent on 0415 853 926 or 0432 392 387 today. Please note that while every best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Living local and selling Mosman Park! Contact Gill Vivian on 0415 853 926 or Trent Vivian on 0432 392 387