

1/26 Little Walcott Street, North Perth, WA 6006

selling perth.

Apartment For Sale

Friday, 5 July 2024

1/26 Little Walcott Street, North Perth, WA 6006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment



Ken Suhopoljac

0892276510

Offers From \$399,000

Calling all Investors! Discover the epitome of modern living with this chic 1-bedroom apartment, perfectly situated in the vibrant heart of North Perth. This stunning humble abode stands out from the rest with its massive 48sqm expansive courtyard, ideal for entertaining or a serene outdoor retreat. Blending a sleek layout and design, not to mention a prime location, this unique 1 bedroom apartment ticks all the boxes and boasts a massive 119sqm total area, it offers exceptional rental returns for the most astute investor looking to capitalize on North Perth's thriving rental market. Don't miss your chance to secure a slice of urban sophistication in one of Perth's most sought-after neighbourhoods. This 2016-built strata home is being offered with occupied tenancy until March 2025, great for investors with an instant rent return. This home is a sought-after and rare blend of a villa and an apartment with:

- Ground floor position
- Low maintenance, absolute lock & leave
- Huge 48sqm Courtyard Garden
- Convenient and practical front-of-building apartment with no adjoining walls with any other apartment.

Bedroom: Spacious bedroom that will easily fit a King size bed and side tables, plus there is ample cupboard storage with end-to-end built-in wardrobes. Kitchen: White gloss cabinets, stone benchtop, dishwasher and large fridge recess. Living Area: Large open living/dining area with high ceilings, plenty of room for your furniture and semi-stacker doors that open up the living area to the courtyard garden. Parking & Security: 1 spacious 19sqm secure car bay (can easily fit extra motorbike or scooter) on the gated basement floor plus this private cul-de-sac location provides the opportunity to park a second vehicle on the street. Centrally situated, the property is a mere short stroll to Hyde Park, close to a plethora of restaurants & diners positioned between the Mount Lawley & Mount Hawthorn Cafe Strips, and only a 10-minute drive to the heart of the Perth CBD (3.7 km.) A few other things you might like to know:

- Pets can be considered – a small dog or a cat.
- Reverse cycle air conditioning to the living area and bedroom.
- Electric appliances and hot water system.
- Clothes dryer included.
- Store room on the basement floor.

Outgoings:

- Council Rates: \$1,620.00 per annum (Approx.)
- Water Rates: \$1,116.00 per annum (Approx.)
- Strata Levy: \$1,427.00 per quarter

Home Open Times:

- Saturday 6 July 2024: 11.00 am – 11.45 am
- Sunday 7 July 2024: 11.00 am – 11.45 am

For more information or to arrange a private viewing, please contact Ken Suhopoljac on 0451 135 554 or ken@sellingperth.realestate. Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Please note, that some images have been modified and some virtual furniture and fittings are for illustration purposes only.