

11/4 Bulimba Rd, Nedlands, WA, 6009

Apartment For Sale

Friday, 16 August 2024

11/4 Bulimba Rd, Nedlands, WA, 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Clare Nation

So beautifully presented in elevated serenity!

So beautifully presented in elevated serenity! A surprisingly tranquil and lush street setting makes the position of this recently refreshed 2 bedroom 1 bathroom upper level apartment at "Bulimba Grove Villas" even more perfect and is destined to appease the needs of those wishing to live close to absolutely everything. The living area is spacious, and the renovated bathroom / laundry is impressive in its style and substance. With nothing left to do but move in and embrace a lifestyle of effortless ease and vibrant convenience while everyday relaxing on your front balcony. This trendy pad is your gateway to the perfect blend of serenity and urban access.

THE HOME 2 bedroom 1 bathroom / laundry Kitchen Living / dining Balcony 1 wc

FEATURES New paint throughout New carpets through the living / dining and bedrooms New sheer curtains New feature skirting boards Large open plan living and dining area with split system air conditioning A welcoming kitchen with electric Euromaid range hood, stainless steel cooktop and stainless steel oven Massive king sized master bedroom with split system air conditioner, built in double wardrobe and a lovely green outlook Large second bedroom with built in robe Revamped bathroom / laundry with rain / hose shower, stone vanity, under bench cupboard space and an internal electric hot water system Separate wc with new floor tiles, to match the adjacent wet area Linen cupboard

OUTSIDE FEATURES Security door entrance Security door access from the living space out to a full width front balcony where shade awnings complement the most pleasant of leafy aspects Communal clothesline area Reticulated complex lawns and gardens

PARKING Single carport Four visitor parking bays within the complex Street permit parking available for one extra vehicle

LOCATION Leave your car under cover and get that step count up, walking to the likes of bus stops, lush local parklands, fantastic community sporting facilities, fitness facilities, cafes, restaurants and even the 24/7 Taylor Road IGA supermarket around the corner. With top public and private schools, the exclusive Nedlands Golf and Tennis Clubs, the University of Western Australia, our picturesque Swan River, world class shopping at Claremont Quarter, first class hospitals and medical facilities, Kings Park, the city and beautiful beaches all only a matter of minutes away in their own right, this leafy locale is one that has "living convenience" written all over it. A desirable lifestyle beckons!

SCHOOL CATCHMENTS Freshwater Bay Primary School Shenton College

TITLE DETAILS Lot 11 on Strata Plan 3266 Volume 1412 Folio 373

ZONING R35

STRATA INFORMATION 75.9 sq. metres internally Exclusive use car bay 14 lots to the complex

ESTIMATED RENTAL RETURN \$600 - \$650 per week

OUTGOINGS City of Nedlands: \$2,110.20 / annum 24/25 Water Corporation: \$1,063.19 / annum 23/24 Strata Levy: \$1,138.50 / quarter Reserve Levy: \$289.80 / quarter Total Strata Levies: \$1,376.55 / quarter

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.