

**25/11 Rowlands St, Kewdale, WA 6105**

**Apartment For Sale**

Wednesday, 19 June 2024

25/11 Rowlands St, Kewdale, WA 6105

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Offer in the Mid \$400,000

A great opportunity for investors and home buyers:- The property is tenanted at \$550 per week giving immediate rental income upon settlement, and the tenants are keen to continue the lease upon expiry in late November 2024- For home buyers, you would be collecting the rent while you plan for moving

**The Complex and Location** This ground floor 2 bed, 2 bath apartment is strategically located at a convenient location in Kewdale and within a gated complex, offering added security and peace of mind. Prime locality near major establishments Forum Belmont Shopping Centre provides the catch-all daily needs including restaurants, entertainments, pharmacy, clinics, health care, 24 x 7 gym, banking and the list goes on. Conveniently it is just a short walking distance to the popular Tomato Lake, a great outdoor space near your doorstep. Entertainment, sports and travel are within reach, Crown Entertainment Complex, Optus Stadium, Perth Airport are about 5 km away; Perth City is less than 10 km away. Accessibility is easy via Leach Highway, Orrong Rd and Oat St. Public transport is also available.

**The Apartment** It is well maintained, easy to upkeep and comfortable to live in. It has the features to make this home comfortable to live in: - Open plan living dining area is comfortable and easy to decorate - The kitchen is modern and practical and it is equipped with stainless steel appliances, hot plate cooktop, dishwasher stone beach top and ample storage space - A good size enclosed courtyard provides extra outdoor space for leisure and entertainment

**Main Features:-** Queen Size en-suite master bedroom with built in wardrobe and a split unit aircon- The second bedroom size is generous with built in wardrobe- All bedrooms are carpeted- Split unit aircon in the living area- Laundry - Storage room - A designated covered carport - An intercom system- Visitors car bays and on street parking available (Distance is approximate)

**Outgoings are for reference and may change: (approximate)-** Council rate: \$1454 per year- Water rate: \$1110 per year- Strata fees: \$1952 per year (reserve fund and building insurance are included)

Great location, good accessibility, gated community, well maintained property, nice to live in, not to mention ideal for a lock and leave lifestyle. There are not many similar properties in the area, inspection is a must, make us an offer before it is gone. Please contact Eddie Kong at 0451 125 188 or John Hu 04 2560 1881 for details and arrange an inspection.

**Disclaimers:** Information in this advertisement is provided to the best of our knowledge and for reference only, however the information may be subject to change without prior notice. Information herein does not constitute any representation by the Seller or the agent as to its accuracy, and they are expressly excluded from any contract. Interested parties please make your own inquiries and verify the details of any information at your own discretion.