

26/190 Hay Street, East Perth, WA, 6004



Apartment For Sale

Tuesday, 1 October 2024

26/190 Hay Street, East Perth, WA, 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Stylish East Perth Retreat: Spacious 2-Bed, 2-Bath Gem!

First Home Open Saturday 5th October: 12:30-1:00pm

Presenting Apartment 26 in the desirable Mont Clare Apartments a stylish and well-appointed 2-bedroom, 2-bathroom residence in the heart of East Perth. Located on the 2nd floor, this apartment blends comfort with modern living, ideal for both owner-occupiers and investors.

Key Features:

- *Open-plan Living - enjoy a spacious living area with recently installed timber-look flooring, seamlessly connecting the kitchen, dining, and lounge spaces.
- *Well-equipped open kitchen boasting stainless steel appliances and ample cabinetry.
- *Both bedrooms are generously sized, featuring built-in wardrobes and recently upgraded plush carpets for added luxury. Master bedroom features a stylishly tiled renovated ensuite.
- *Renovated bathroom with modern finishes, providing a fresh and contemporary feel.
- *Take advantage of the beautifully maintained and recently upgraded pool area, a fully equipped gym and secure dedicated car bay.
- *Prime location, just minutes from the Swan River, Elizabeth Quay, and Perth's vibrant CBD. The free CAT bus service at your doorstep makes commuting a breeze, with easy access to local parks, cafes, and entertainment hubs.

Investment Potential:

- *Dual zoning allows for flexible leasing options, with potential for both short-term rentals* (i.e. Airbnb) and long-term leases.
- *Estimated weekly rental returns of approximately \$650-\$700 per week.
- *Option to purchase the apartment fully furnished, providing a turnkey solution for investors or a move-in-ready home.

- > Floor size: 79 sqm (97 sqm including balcony, storage, and car bay).
- > Strata Fees (Admin, Reserve & Lift): \$1,058 per quarter
- > Council Rates: Approximately \$1,517 p/a
- > Water Rates: Approximately \$1,560 p/a

Experience the perfect blend of city convenience and resort-style living at Apartment 26, Mont Clare Apartments. Whether you're looking for a prime investment opportunity or a prime apartment to call home, this property offers exceptional value.

This property is proudly presented by RealtyWest. Please contact Jordan Cardozo for more information.

*Subject to STRA approval.

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