

**37/1 Bourke Street, North Perth, WA, 6006**



**Apartment For Sale**

Wednesday, 14 August 2024

37/1 Bourke Street, North Perth, WA, 6006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Low Maintenance Investment Opportunity

We welcome you to this sophisticated, modern 2-bedroom, 2-bathroom apartment in the heart of North Perth. Offering low maintenance and security with a high rental yield under the NRAS Rental Scheme makes this apartment a phenomenal choice for your next investment property. \*The property is currently leased until 30/07/25.

Enter the apartment and notice the open-plan dining kitchen and living area which is expansive with its proportions and flooded with beautiful natural light. The kitchen is stylish in its design and features high-end appliances including an integrated rangehood, dishwasher and 4-burner electric cooktop. The master bedroom is well-appointed with a walk-in robe and features direct access to your very own ensuite and toilet.

Step outside through the glass sliding doors in the living area and out onto the expansive wrap-around balcony with beautiful glimpses out onto the tree tops lining Smiths Lake Reserve.

Located in the heart of North Perth and a short walking distance up to Angove Streets Café and Bar Precinct or a short drive into Oxford Street's endless fine dining options. Take a stroll up to Hyde Park, Beatty Park Leisure Centre or take your four-legged friend down to Charles Veryard Reserve. All of this is at your doorstep, this location simply cannot be beaten!

Within the confines of this intelligently designed complex, you will find an allocated storage bay, a secure allocated basement car bay and a communal gym.

Additional Features at a glance:

- Split System Air-conditioned in the lounge and both bedrooms.
- Solar Powered Complex.
- Intercom System to the complex's front gate.
- Two generously sized bedrooms with plush carpets and BIR Mirrored robes in each.
- European Laundry tucked away.

SCHOOL CATCHMENTS:

Mount Lawley Senior High School

North Perth Primary School

If you would like to learn more about this great opportunity please call Ben Connor on 0410 425 397.

Property Particulars:

Shire Rates: \$1,809.85 p/a

Water Rates: \$1,263.42 p/a

Strata Rates: \$777.60 p/qtr

\*Leased until 30/07/25

City of Vincent