

5/16 Gwenyfred Road, Kensington, WA, 6151

Apartment For Sale

Saturday, 24 August 2024



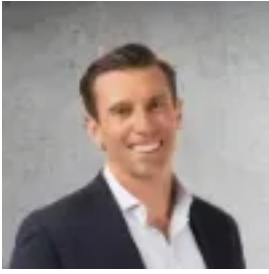
5/16 Gwenyfred Road, Kensington, WA, 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Lee Smith

0894742000

UNDER CONTRACT

DECEASED ESTATE - MUST BE SOLD

Introducing 5/16 Gwentyfred Rd, , available exclusively through Lee Smith & Bourkes Property. This is your opportunity in a market saturated with renovated properties to acquire a home in original condition that's ripe for improvement. The home, while needing some TLC, presents you with a rare chance to acquire a property under market value.

This lock & leave, ground floor, two-bed unit in a boutique group offers its new owner a fantastic entry level opportunity in Kensington. Conveniently located near the Swan River, Kensington Primary School, bus routes, a stone's throw from South Perth & Victoria Park's Hospitality precinct, this one will not last!

Whether starting up, slowing down, seeking a Perth base, or investing for the future, this one makes perfect dollars and sense!

Other features include:

- Currently vacant with the possibility of early possession prior to settlement
- Rental potential of up to \$650/wk (once renovated)
- Video tour available on file for interstate buyers
- Own internal laundry area with rear access
- Separate toilet
- Covered car bay, with additional street parking available
- Large master bedroom with built in robe
- Reverse cycle air-conditioning to Living/Dining area
- In demand central location making it the perfect investment

The location:

- 400m walk to Swan River
- 1.5 km walk to Victoria Park Cafe and Restaurant strip
- 5-minute drive to Crown Entertainment Complex
- 6-minute drive to Perth CBD
- 15-minute drive to Perth Airport

Properties at this price point in Kensington are at a record high demand, so don't miss out on this exceptional opportunity.

To organise a private inspection contact Lee Smith at Bourkes Property today on 0447 843 345 or lee@bourkes.com.au

City of South Perth | \$1,778 p/a

Water Corporation | \$943 p/a

Strata | \$655 p/qtr (admin & reserve)