

61/48 Mount Street, West Perth, WA 6005

Apartment For Sale

Wednesday, 10 July 2024

61/48 Mount Street, West Perth, WA 6005

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Emily Garden
0893883988

Offers in the \$600,000s

You might have to pinch yourself because this is no dream; you could live amongst the treetops on Mount Street whilst enjoying phenomenal views over the Perth CBD, Swan River, South Perth, Darling Ranges and Applecross. Mount Street is right up there regarding some of the best locations to live; it will take your breath away! And that's just the views. This beautifully updated and well maintained apartment will not disappoint; as soon as you walk through the front door, be prepared for another moment to take your breath away with the flood of natural light and the space this apartment offers, are incredible. There is plenty of room to entertain, relax and enjoy those panoramic views from every room, even the kitchen sink! Discover the perfect harmony of elegance and convenience, a viewing will not disappoint.

THE HOME 2 bedroom 1 bathroom Kitchen / dining Living Laundry 1 wc Built approximately 1968

FEATURES Enter through secure gates to beautiful peaceful manicured gardens Located on level 6 Tiled entrance Open plan kitchen / dining room / living room Huge kitchen with pantry, wine storage, mirror splashback, cupboard for your fridge, dishwasher and views to the city Open plan dining room and living room plenty of space to relax and entertain guests whilst enjoying city views Plush carpet to the living, dining and bedrooms Reverse cycle air conditioning Sliding doors from the living room to a wraparound balcony Luxurious main bedroom with built in robes with amazing views to match The spacious bedrooms have good separation Second bedroom with built in robes and an outlook of Mount Street and City Roomy bathroom / laundry with large shower, sink and wc combined with space for washing machine and dryer with trough and cupboards

OUTSIDE FEATURES Great sized balcony that wraps around to enjoy the spectacular views

PARKING One under cover parking space Car access via either Malcolm Street or Mount Street Visitor parking spaces Parking permit available through the City of Perth (subject to availability, \$118 per year)

LOCATION As far as locations go, Mount Street is one that is right up there with the best of them with a short 5-minute commute to the CBD with a footbridge at the end of the street you are steps away from our vibrant City centre. With easy access to the Swan River, Kings Park, Subiaco, and West Perth all nearby and very much within arm's reach you will enjoy an array of café, restaurants and bars. Sitting tall amongst the beautiful tree lined street and Kings Park on your doorstep you will forget you are living a stone's throw from the city.

SCHOOL CATCHMENT Subiaco Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 19 on Strata Plan 31314 Volume 2119 Folio 679

STRATA INFORMATION 124 sq. metres internally including balcony 14 sq. metres car bay 138 sq. metres in total 31 apartments to the complex

ESTIMATED RENTAL RETURN \$650 - \$750 per week

OUTGOINGS City of Perth: \$1,718.70 / annum 23/24 Water Corporation: \$1,240.88 / annum 23/24 Strata Levy: \$1,806.00 / quarter Reserve Levy: \$210.00 / quarter Hot Water Levy: \$40.00 / quarter Total Strata Levies: \$2,056.00 / quarter Gas invoiced through Strata Company

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.