

**74/154 Mill Point Rd, South Perth, WA, 6151**

**Apartment For Sale**

Friday, 30 August 2024

**Jones  
Ballard**

74/154 Mill Point Rd, South Perth, WA, 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nik Jones

0894741533

## **Panoramic river & city views - rare direct riverside access**

This beautifully renovated apartment enjoys spectacular views across the Swan River to the city and is set within a tightly held riverfront development with expansive manicured grounds leading directly via secure gated access to Sir James Mitchell Park and the river foreshore, providing a rare opportunity to enjoy an enviable riverside lifestyle usually reserved for multi-million dollar homes, in a very affordable price bracket.

With stylish modern interiors, open plan living, good size bedrooms and world-class views, there is nothing to do but simply move in and enjoy, while investors will love the strong rental history, with demonstrable high-yield returns. Whether you are seeking a secure riverside home, a city base, or the perfect investment in one of Perth's most desirable locations, then this should be on your 'must see' list.

- Open plan north-facing living areas flowing through glass sliding doors to the balcony
- Unrivalled views across beautiful parklands and the river, with a stunning city backdrop
- Crisp interior styling in fresh neutral tones, bathed in natural light
- Modern kitchen, plenty of cupboard space, rare gas cooktop, dishwasher
- Beautifully renovated bathroom, full-height tiling and rain-head shower
- Cleverly designed hidden laundry, providing the convenience of in-home facilities
- Two large bedrooms, both with custom-fitted mirrored wardrobes
- Reverse cycle split system air conditioning, timber-look flooring
- Undercover secure parking, bike storage facilities, additional parking for visitors
- Full security complex with electronic access, entry foyers to both garage and entry levels
- Set amongst beautifully manicured grounds on a sprawling landholding of over 5300sqm
- Resident's swimming pool, barbeque cabana, and various relaxation areas
- Easy walking distance to the river, Mends Street, ferry terminal, Perth Zoo
- Absolute riverfront location, with no roads between the apartments and the river
- Private gated access directly to riverside parkland, cycleways and walking paths
- Excellent rental history, most recently leased at \$650pw (current potential \$675pw)
- Available for you to move in or rent out immediately
- Option to purchase with existing furniture package, or available unfurnished if preferred

Our last few similar listings have sold within days of hitting the market, so be sure to be amongst the first to view this week. For all enquiries, including guidance on pricing, please call Nik Jones, or for the fastest, most detailed response, please send an email enquiry directly from this website.

### **THE DETAILS:**

Local Authority: City of South Perth

Council Rates: \$1,988.07 per annum

Water Rates: \$1051.86 per annum

Strata Fees: \$1,247.50 per quarter (including reserve fund)

Current rental estimate: \$675 per week

(Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.)