

404/112 Goderich St, East Perth, WA, 6004



Studio For Sale

Wednesday, 14 August 2024

404/112 Goderich St, East Perth, WA, 6004

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Studio

Renovated Furnished Studio Living

Enjoy this superbly renovated, fully furnished, North facing, centrally located studio apartment with all the amenities the CBD has to offer at your doorstep.

Step inside this fourth floor, renovated, studio apartment complete with spotted gum hardwood flooring (with premium sound reducing cushion underlay) and tiled wet areas. A sleek kitchen with electric oven, gas cooktop and plenty of storage, including single draw dishwasher will bring out the culinary master in you. The renovated bathroom includes your own private laundry, so no more laundromat trips. Offered for sale fully furnished.

Boasting an abundance of natural light, this little gem boasts a functional layout, maximizing the available space and offering a comfortable living experience. With an existing tenant, this studio provides a solid investment in a central location. Located in the heart of East Perth, enjoy the best of urban living with everything at your doorstep and access to the Red CAT bus-stop at your front door. Feel safe and protected with 24/7 security and access control systems, giving you peace of mind and this building has a secure carpark.

Whether you're an astute investor looking to expand your portfolio or looking for the perfect lock & leave, this property ticks a lot of boxes.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:

- A sought after, central city location
- Superbly renovated
- Sold fully furnished
- Built in wardrobe
- Great City Pad "Lock and Leave"
- Dual lifts
- Secure car bay
- Close to public transport
- Close to parks

RENTAL RETURN

Currently tenanted at \$340 pw (increasing to \$365 pw Oct 2024). The current lease is in place until March 2025.

TITLE PARTICULARS:

Year Built: 1968

Lot Size: 29 sqm (plus car bay)

City of Perth

Council Rates: \$1,301.35 p/a approximately

Water Service: \$971.01 p/a approximately

Strata Levies: \$568.33 p/q (Admin: \$463.08 p/q + Reserve: \$105.25 p/q)

Ensure that you add this studio to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.