

**138/81 King William St, Bayswater, WA, 6053**



**Townhouse For Sale**

Wednesday, 14 August 2024

138/81 King William St, Bayswater, WA, 6053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## **Bayswater Townhouse Living**

Presenting a fantastic opportunity to own a delightful 2 bedroom Bayswater townhouse. With an easy, breezy floorplan set over 2 levels, this townhouse is move in ready ... or add your own flair and transform it into your dream townhouse.

Enjoy the advantage of living in highly sought after Bayswater, with close proximity to the King William Street and surrounds growing entertainment area, think King Somm, Drip Espresso, Baysie 3.8 and the newly renovated Bayswater Hotel. With the location providing easy access to both the Perth Airport and Perth CBD and the Bayswater Train Station making this all the more convenient.

A private courtyard area greets you before stepping through to find an inviting, open-plan living, dining area and a functional kitchen, complete with gas appliances. An extension of the kitchen runs through to a laundry and handy scullery area, providing storage galore.

Venture upstairs and you'll find a king sized master and queen sized second bedroom, both with built in robes. The combined bathroom and wc also share this level.

Whether you're an astute investor, looking for your first home, ready to right size, or looking for something with both convenience and comfort you may have just found your perfect match.

### **WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:**

- Location, location, location
- Open plan living and dining
- Kitchen with gas appliances
- Air conditioned living area and master bedroom
- Private courtyard
- Plenty of internal storage
- Allocated car bay

### **LOCATION**

Situated in a prime location in the highly sought after Bayswater, within walking distance to the Bayswater train station and King William Street precinct, you'll be in the perfect location for entertainment and recreational facilities. Commuting is a breeze with easy access to public transport and an allocated car bay means you always have somewhere to keep your car.

### **RENTAL RETURN**

In the current market a rental income between \$470 and \$540 per week is estimated.

### **TITLE PARTICULARS:**

Year Built: 1978

Lot Size: 58 sqm (plus courtyard 14 sqm and car bay 15 sqm)

City of Bayswater

Council Rates: \$1,736 p/a approximately

Water Service: \$1,041 p/a approximately

Strata Levies: \$946 p/q (made up of: Admin: \$682 p/q + Reserve: \$264 p/q)

Ensure that you add this townhouse to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au) for further information.