

**28 Kayle St, North Perth, WA, 6006**

**Townhouse For Sale**

Sunday, 25 August 2024

28 Kayle St, North Perth, WA, 6006

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



John Hu

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Eddie Kong

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## Prime Suburb At Perth CBD Fringe

Strategic location about 3 km plus to Perth, this attractive landed property has plenty to offer:

- ☑️ 4 bed 2 bath townhouse, within a gated community living but no strata levies
- ☑️ Spacious, comfortable, easy access for commuting and amenities are within reach
- ☑️ At a quiet and convenient spot, where the Smiths Lake Reserve is just across the road

### The Home

Contemporary design, thoughtful layout and ample space to suit your family lifestyle. It consists of an open plan living dining area, a generous size kitchen plus spacious bedrooms

### Ground Floor:

- ☑️ Open plan dining kitchen area that is accessible to the backyard
- ☑️ Living area
- ☑️ Modern kitchen with stainless steel appliances and dishwasher
- ☑️ Shopper entry from the carport
- ☑️ Alfresco area
- ☑️ Two good size bedrooms with built in wardrobe
- ☑️ Bathroom with bathtub and shower
- ☑️ Separate Laundry

### Top Floor:

- ☑️ En-suite king size master bedroom with his and hers walk in wardrobe
- ☑️ A retreat /nook in the master bedroom
- ☑️ Good size 2nd bedroom with walk in wardrobe

### Other Features:

- ☑️ Ducted reverse cycle AC throughout
- ☑️ Timber flooring throughout ground floor
- ☑️ Linen cabinets for storage
- ☑️ Automated and lockable double bays carport
- ☑️ Gas hot water system
- ☑️ Storage room

### Great Location

Easy access to Mitchell Freeway and Graham Farmer Freeway. Traveling from point to point is so easy when living here.

Within 2 km radius amenities are well within reach, to name a few:

- ☑️ Leederville Cafe Strips
- ☑️ Local cafe, shops and groceries
- ☑️ North Perth Plaza
- ☑️ Beatty Park Leisure Center

(Distance and size are approximate)

The property is tenanted to long term tenants, currently at \$1,000 per week with expiry in early Feb 2025, thus giving immediate rental income upon settlement. Whether it is for your own use or for investments, you have the options.

Landed properties in inner city living are well sought after and limited. This could be the one you have been waiting for. Come and inspect to appreciate. Please contact John Hu 042 560 1881 or Eddie Kong 0451 125 188 today to arrange a private viewing.

Outgoings for reference: (approximate)

Within a complex of 9 units, share electricity bill for the auto gate and common driveway maintenance. Lawn mowing for selected units where applicable.

Strata levies: Not applicable

Council rate: \$2,751 per year

Water rate: \$1,758 per year

Disclaimers:

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