

**9/257 Cambridge Street, Wembley, WA, 6014**

**Townhouse For Sale**

Wednesday, 14 August 2024

9/257 Cambridge Street, Wembley, WA, 6014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Brad Mantle  
0488908070



Jay Harrison  
0420512987

## Wow Factor - Plus 2 Cars

This townhouse is positioned at the back of the group, away from Cambridge Street and is part of a small and extremely well managed group of 10 residences. Perfectly located within walking distance to public transport, cafes, shops and local schools that includes Shenton College.

The property features a renovated kitchen with stainless steel appliances that includes a coffee machine and dishwasher.

Upstairs you have 3 generous sized bedrooms with the master featuring 2 built in robes and has a renovated bathroom.

With the last Townhouse (#2) that I sold in this group, back in February this year, selling within days of uploading it with multiple offers, don't hesitate... get in quick on this one!

I will let the pictures and floorplan show you the rest of the home and below are some of the many features of the residence:

- 1 x Garage and 1 x carbay on Title.
- Garage with direct access into home.
- Timber floors downstairs.
- Brand new carpets upstairs.
- Ducted evaporative air conditioning.
- Modern renovated kitchen & bathroom.
- Electric cook top & oven.
- Built-in coffee machine and dishwasher.
- Master bedroom has 2 x BIR's.
- Lovely, paved courtyard area.
- 2 x extra storage spaces in garage.
- 2 x w/c's: One downstairs + one upstairs.

Internal Area: 108m<sup>2</sup>

Courtyard Area & Front Porch: 30m<sup>2</sup>

Garage + Carbay Area: 30m<sup>2</sup>

Total Area: 168m<sup>2</sup>

Strata Fees:

Strata Admin: \$596.67/Qtr

Strata Reserve: \$155.67/Qtr

Strata Total: \$752.34/Qtr

Council Rates: \$1,506

Water Rates: \$1,272

For the investors:

Rental appraisal at \$680/wk to \$750/wk.

For all enquiries, please call Brad Mantle on 0488 90 80 70.