

**1/60 Smith Street, Highgate, WA 6003**

**Unit For Sale**

Wednesday, 3 July 2024

1/60 Smith Street, Highgate, WA 6003

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jayson Watson  
0430103434



Steve Plummer  
0400276605

**From \$429,000**

Superbly located in the heart of Highgate, this dual level, fully renovated unit features contemporary living with its modern interiors, well-appointed kitchen and stylish bathroom. The spacious master bedroom even offers enough room for a study area. Enjoy year-round comfort and functionality with reverse cycle air conditioning, a separate laundry, and an elevated balcony perfect for that relaxing morning cup of coffee or your choice of evening sundowner. This unit's prime street-front orientation provides a sensation of separation and your allocated car bay is conveniently located at your doorstep ensuring convenient come and go access. Just moments away from the bustling Beaufort Street café strip, indulge in an array of pubs, bars, restaurants, cafes, and shopping amenities. \*\* Note: Opportunity to be sold fully furnished \*\*

**Features:**

- One allocated parking bay right at your doorstep
- Street front aspect
- Dual level unit
- Fully renovated throughout
- Well-appointed kitchen featuring Fisher & Paykel Oven & Dishwasher
- Separate laundry area
- Split system A/C to living and kitchen areas
- Ducted reverse cycle A/C to bedrooms and living
- Second storey balcony complete with dual roller blinds
- Generous main bedroom spacious enough to include a study zone, built in wardrobe and direct access to the balcony
- Bedroom two has built in wardrobe

**Location Highlights:**

- 100m walk to picturesque parks Jack Marks Reserve & Brigatti Gardens
- 500m walk to Woolworths Highgate
- Beaufort Street strip only moments away boasting The Queens Hotel, The Beaufort, various restaurants, bars and amenity shopping
- Public transport to CBD

**Outgoings:**

- Strata fees: \$712.75 per quarter
- Council rates: \$1,609.45 per year (2023/2024)
- Water rates: \$1,082.40 per year (2023/2024)

For more property information or inspection arrangements contact agents Jayson Watson 0430 103 434 or Steve Plummer 0400 276 605.