

**15/42 Kinsella Street, Joondanna, WA, 6060**

**Unit For Sale**

Tuesday, 3 September 2024



15/42 Kinsella Street, Joondanna, WA, 6060

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rob Stefanovski

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## Ground Floor Gem with Modern Renovations

- \* All Offers Presented By 4pm Monday 16th September
- \* Seller Reserves Right To Accept Any Offer Prior

Rarely available in this prime hilltop development, this renovated one-bedroom apartment offers an exceptional opportunity for first home buyers and savvy investors.

Positioned on the ground floor, it features a spacious 13m<sup>2</sup> courtyard and is part of a well-maintained, secure complex with outstanding resident facilities.

### Key Features:

- \* Convenient Ground Floor Location: Easy access with a spacious courtyard.
- \* Security Access: Enjoy peace of mind with remote gated vehicle and pedestrian access, complete with an audio intercom system.
- \* Resident Amenities: Take advantage of the sparkling swimming pool, barbecue facilities, and cabana.
- \* Modern Galley Kitchen: Includes provisions for a dishwasher, ample storage, bench space, and an electric cooktop plus a breakfast counter.
- \* Spacious Living Area: Open plan living flows seamlessly to the large courtyard with direct access to the pool and cabana.
- \* Comfortable Living: Split system air conditioning, a renovated bathroom, separate internal laundry, and a large master bedroom with built-in robes and terrace access.

### You'll Love:

- \* Modern Galley kitchen with ample storage and bench space
- \* Spacious renovated bathroom
- \* Split system air conditioning
- \* Remote gated vehicle and pedestrian access with audio intercom for added security
- \* Storeroom and allocated covered car bay
- \* Excellent residents' facilities including a sparkling pool, barbecue, and cabana
- \* Open plan living area flowing out to a spacious terrace
- \* Large master bedroom with built-in robes and terrace access
- \* Convenient location, just 6km to the CBD
- \* Excellent proximity to Mt Hawthorn and Leederville's vibrant hubs
- \* Easy access to public transport, including nearby bus routes and a short stroll to Glendalough Station

This apartment offers the perfect opportunity for first home buyers ready to leave the rental market, step onto the property ladder and start building equity. Investors could also expect excellent rental income potential and future growth prospects in this highly sought-after location.

Don't miss out on this sensational opportunity!

Council rates:\$1,608 p/y

Water rates:\$1,059 p/y

Strata levies:\$1,058 p/q