

# Unit 24/4 Minchinson St, Shoalwater, WA 6169



## Sold Unit

Friday, 1 March 2024

Unit 24/4 Minchinson St, Shoalwater, WA 6169

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Unit



Ben Mathews  
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0488997018

**\$310,000**

**\*\*\*UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018\*\*\***What an awesome investment opportunity - or secure your future home now, ready to move into for January 2025! Join us and explore this well-maintained unit within a tidy complex, just a short walk from the scenic Shoalwater foreshore. The property is currently rented at an excellent return of \$380 per week within a fixed term lease in place until 23/01/2025. What a super affordable entry into the market - with the added bonus of a reliable tenant! **INSIDE**Step inside to find a thoughtfully designed open-plan living/dining/kitchen space. The well-appointed kitchen offers ample bench and storage space, including overhead cabinetry. Two generously sized bedrooms showcase a pleasing aesthetic, while the neat and tidy bathroom features a shower-style bath. The spacious laundry is conveniently situated, and the modern, low-maintenance flooring flows seamlessly throughout. Enjoy year-round comfort with a split system air conditioner in the living zone.**OUTSIDE**Explore the exterior, where your private balcony extends from the main living zone—an ideal retreat to relax and unwind. The well-maintained complex exudes a neat and tidy appearance, and your unit comes with a covered parking bay.**LOCATION**Situated in an enviable location, the property offers a short walk to the Shoalwater beach, proximity to excellent amenities, and easy access to public transport.**FEES & RATES**Strata fees for this unit are approx. \$617 per quarter. Council rates for this unit are approx. \$1,900 per annum. Water rates for this unit are approx. \$1800 per annum. **WHAT TO DO NEXT** Take the next step in securing this fantastic opportunity by sending an email enquiry to The Mathews Team or giving us a call direct. We will promptly provide details on the upcoming inspection dates, allowing you to experience the charm of this unit first-hand.**Property Code: 4315**