

28/8 Gwenyfred Road, Kensington, WA, 6151

Unit For Sale

Sunday, 8 September 2024

**Jones
Ballard**

28/8 Gwenyfred Road, Kensington, WA, 6151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Renovated & Spacious

HOME OPEN - SATURDAY 7TH SEPTEMBER @ 11:30AM - 12:15PM

Situated nearby to the Swan River, the city glimpses and spacious design will immediately impress upon arrival. Located on the first floor, the street front balcony beckons you to pause, relax and appreciate this incredible opportunity.

Renovated with a modern kitchen & bathroom, the timber veneer floating floors and neutral decor further enhance the low-maintenance appeal. Reverse cycle split-system air-conditioning and bedroom ceiling fans offer year-round comfort. As part of a well-maintained low-rise complex, you have a dedicated carport and only one common wall with your neighbours.

Imagine the lifestyle you will enjoy living opposite Taylor Park perched on the river's edge with kilometres of walking and cycling trails leading into Perth's CBD. From this central location, you will enjoy the convenience of main arterial roads such as Great Eastern Highway, the Causeway, Graham Farmer Freeway and Mitchell Freeway, as well as public transport options including buses, the Vic Park Train Station and Mends Street Jetty taking you by ferry across the beautiful Swan River and directly into the city.

You're moments from the dining and shopping precincts in Vic Park, on Angelo Street and South Perth. From this desirable address, you have easy access to Curtin University, the Crown Entertainment Complex, Royal Perth Golf Club, Vic Park Shopping Centre and the Perth Airport.

Given the central location, this unit has a wide appeal for investors, professionals, couples, university students, FIFO workers and out-of-towners.

Property features:

- Renovated kitchen with stainless steel appliances (dishwasher, oven and ceramic cooktop), overhead storage and large meals area
- Spacious lounge room with reverse cycle split-system air-conditioning
- Timber veneer floating floors in the living areas and carpeted bedrooms
- Freshly painted in a neutral décor and move-in ready
- Renovated bathroom, separate toilet & laundry
- Crimsafe security screens to front door and lounge room windows
- Ceiling fans in both bedrooms, master features Built in robes
- Modern downlighting & wide slat ABS venetian blinds throughout
- Well-maintained low-rise complex with allocated undercover carport parking for one vehicle
- Only one common wall with your neighbours
- Street frontage outlook with city glimpses from balcony entrance
- Strata Levy: \$700.00pq, Council Rates: \$1,888.61pa, Water Rates: \$984.18pa

Location highlights:

- 450m to Taylor Reserve and the Swan River
- 1.5km to Vic Park
- 2.3km to the Angelo Street dining/shopping precinct
- 2.3km to the Crown Entertainment Complex
- 2.6km to Perth's CBD
- 2.6km to the Vic Park Train Station
- 2.6km to Vic Park Shopping Centre

- 3.2km to the South Perth dining/shopping precinct
- 3.2km to the Mends Street Jetty
- 3.5km to the Royal Perth Golf Club
- 3.6km to Curtin University
- 9.8km to the Perth Airport

Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.

Note: Virtual/digital staging has been used in images containing furniture in this advertisement. These images are for illustrative purposes only. It is recommended that prospective buyers physically inspect the property prior to submitting an offer.