

# Unit 2B/92 Alexander Dr, Dianella, WA 6059



## Unit For Sale

Saturday, 13 January 2024

Unit 2B/92 Alexander Dr, Dianella, WA 6059

Bedrooms: 2

Bathrooms: 1

Type: Unit



Lee Tamblin  
0466250944

## Offers Over \$249,000

\*\*\*ALL Viewing Are Strictly Via Appointment, Call Lee On 0466 250 944\*\*\* Discover the ideal investment in this value-packed 2-bedroom ground-floor unit on Alexander Drive. Boasting generously sized rooms and a fantastic living area. Nestled within a small-scale building comprising just 14 apartments, this property promises a comfortable lifestyle & an excellent addition to your investment portfolio. Currently rented until 10th November 2024 at \$420 per week, providing the owner with over 9% NET after covering rates and strata costs, ensuring your money works for you. For more information or to view the floor plan and strata details, contact the agent, Lee, on 0466 250 944. Features: \* Spacious Bedrooms: Enjoy ample space in both rooms, offering versatility and comfort. \* Great Living Area: A welcoming living space perfect for relaxation and entertainment. \* Undercover Car Port: Secure parking option enhancing convenience and safety. \* Convenient Location: Accessible via a short bus ride to Edith Cowan University in Mount Lawley or directly to Perth City, making it appealing for tenants. \* Close To Parks & Shops: Raoul Wallenberg Park, is just next door and Dianella Shops within walking distance. \* Solid Investment Return: Expect a net return of over 9% after covering rates and strata costs. \* Low Maintenance: Renovated, tidy, and designed for easy care, offering a lock-and-leave lifestyle. \* Managed Strata Complex: Professionally maintained strata complex of 14 units, ensuring a well organised community setting. \* Financials: Strata Fees \$500 per quarter (inc reserve fund) Council Rates \$1,480 per year Water Rates \$862 (per year) \*\*\*NOTE: Due to there being a tenant in situ, photos were taken prior to the current tenancy and as a result the furniture does not depict the current layout. Property Code: 63