

3/78 Second Avenue, Mount Lawley, WA, 6050

Unit For Sale

Friday, 16 August 2024

3/78 Second Avenue, Mount Lawley, WA, 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Carl Casilli

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Private Courtyard Oasis

Discover the perfect blend of comfort, convenience, and style in this charming two-bedroom, one-bathroom ground-floor unit. With its single-level layout, you'll enjoy easy living with no stairs to navigate, making it ideal for downsizers, first-time homebuyers, or savvy investors.

Step into the spacious open-plan living and dining area, where the warmth of timber floors meets the cool comfort of air conditioning, creating an inviting space for relaxation and entertainment. The neutral color palette throughout the home offers a timeless backdrop for your personal touch.

Both bedrooms are carpeted, ensuring cozy retreats, while the modern kitchen and bathroom add a touch of contemporary practicality. You'll also appreciate the designated car bay and the large private courtyard-perfect for spring and summer gatherings under the stars.

Whether you're looking to move in or invest, the flexibility is yours. The current lease, which runs until October 7, 2024, allows you to purchase with a tenant in place or take vacant possession.

Located just moments from the vibrant Beaufort Street, you'll have easy access to the Second Avenue Super IGA, an array of shops, and diverse dining options. Plus, with Mount Lawley Primary School within walking distance, this property is perfectly positioned for a convenient and connected lifestyle.

Don't miss the opportunity to make this delightful unit your own-whether as a cozy home or a smart investment.

Outgoings:

Strata fees: \$700 pq

Council rates: \$1,552 pa

Water rates: \$1,025 pa

For more information or to book an inspection call Carl on 0403 009 814

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