

33/115 Monument Street, Mosman Park, WA 6012

vivian's

Unit For Sale

Sunday, 23 June 2024

33/115 Monument Street, Mosman Park, WA 6012

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Unit



Trent Vivian
0432392387



Gill Vivian
0415853926

First Viewing Saturday!

Looking for your next investment opportunity? Seeking an entry-level property in the Western Suburbs? Look no further than 33/115 Monument Street, Mosman Park. This open-plan, one bedroom apartment gives a modern studio feel, sitting on the top floor of an established brick complex, on the corner of Wellington Street and Monument Street. Ideally located between river and sea - public transport, restaurants and shops are all within close proximity. The kitchen is modern and includes ample cabinetry and a gas hob. There is a split system air conditioning unit in the living area and neutrally toned carpet. The quaint balcony provides a lovely space to enjoy some quiet time for your morning coffee and is accessed from a glass door which provides plenty of natural light into the property. The bedroom is large and provides enough space for a queen bed. The tiled en-suite bathroom is small but modern, and includes a glass shower and free standing vanity unit.

****PLEASE NOTE: There is a current lease in place for \$450.00 per week until the 23/01/2025****Why we love this property:

- 1.5km approximately to South Cottesloe Beach
- 1.6km approximately to Bay View Park & Mosman Park River
- 1.2km approximately to the Mosman Park Golf Club
- 1.4kms approximately to the Mosman Park Bowling Club
- 630m walk approximately to Buckland Hill Park
- 370m walk approximately to Monument Hill Park

Council rates: \$1,494.26 per annum approx. Water rates: \$791.69 per annum approx. Strata Rates: \$500 per quarter approx. (Admin) Strata Rates: \$150 per quarter approx. (Reserve) With so much to offer and at such an affordable price, don't delay call Gill or Trent on 0415 853 926 or 0432 392 387 today. Please note that while every best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Living local and selling Mosman Park! Contact Gill Vivian on 0415 853 926 or Trent Vivian on 0432 392 387