

**44/46 Pollard Street, Glendalough, WA 6016**



**Unit For Sale**

Thursday, 4 July 2024

44/46 Pollard Street, Glendalough, WA 6016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Unit**



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**From \$469,000**

GRAND OPENING SATURDAY the 6th of July from 11:00am - 11:30am Jon Tomkinson, Matt Brace, and The Agency are proud to present to market, 44/46 Pollard Street, Glendalough!..Beautifully renovated, ground floor 2-bedroom unit! Super-spacious living area and in a great location, just a short stroll to the train station, bus service, shopping centre, great primary schools, beautiful lakes, and parklands! The home is set up for ease of living. The internal living space is light, bright, and boasts a fabulous renovation. The internal living space feels supremely comfortable, and then there is the outside sitting area off the living room, and there is plenty of grassed area out the back, and a short stroll to the picturesque wetlands that adjoin the property.. This wonderful home has been very tastefully renovated, and is ready for you to just move in and enjoy living! Some Fantastic Features Include;- 2 Double bedrooms are light, bright and have storage robes and shelving- 1 Super-spacious, renovated bathroom - 1 Covered car parking, located close to the property- Very-well designed and supremely functional kitchen, with brand-new oven, rangehood, dishwasher, and plenty of storage including overhead storage cupboards - Spacious, open-plan living and dining room is comfortable, and is large enough to entertain friends and family - Great access and views through sliding door to the front garden from the living space- Laundry room is renovated, located off the kitchen- Stylish tiled flooring to living areas and bedrooms- Split-system air-conditioners to living area and master bedroom By the numbers;- Low strata fees are \$712.50 per quarter- Rental income estimate of \$550 per week- Council rates approx.. \$1500 per annum- Water rates approx. \$1000 per annum- 75m<sup>2</sup> internal living area Amenities and attractions close by;- Glendalough Train Station 600m- Glendalough Village Shopping Complex 700m- Herdsman Lake 900m- Lake Monger 1km- Powis Street Entrance onto the Mitchell Freeway to Perth City 1.5kms- Mount Hawthorn Shopping & Entertainment Strip 2kms- Oxford Street Leederville 2.2kms- Rokeby Road Subiaco 3kms- Perth CBD 4.5kms- Floreat Beach 8kms- Scarborough Beach 9kms Catchment area schools;- Lake Monger Primary 1.5kms- Bob Hawke Secondary College 4.3kms- Churchlands Senior High School 4.4kms (Distances taken from Google Maps) Please call Matt Brace NOW on 0428 528 733 to register your interest and to arrange your very own private viewing of this fantastic piece of real estate! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.