

**6/1 Brookside Avenue, South Perth, WA 6151**



**Unit For Sale**

Wednesday, 10 July 2024

6/1 Brookside Avenue, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Mary Tan  
0451823933



Michael Mort  
0893855559

## All Offers by 29 July at 12pm

All offers by 29 July at 12pm. Seller reserves the right to sell sooner. This low-maintenance, "lock and leave" ground floor unit is brimming with charm and functionality, making it a perfect haven for couples, young families, downsizers, or savvy investors seeking an inviting, low-maintenance gem. Step inside and be welcomed by a light-filled sanctuary where the cozy open-plan living and dining area seamlessly blends with a well-equipped kitchen making culinary endeavors a delight. The master bedroom, complete with a semi-ensuite, offers the comfort of reverse-cycle air conditioning and a built-in wardrobe, creating a peaceful retreat. The second bedroom also includes a built-in robe, adding to the home's thoughtful design. Outside, a charming small courtyard awaits, complete with an undercover patio, perfect for relaxing or entertaining. Nestled near the scenic Swan River, the Canning River, and Sir James Mitchell Park, this ground-floor, street-front apartment combines convenience and lifestyle. The complex is ideally located close to top local schools such as South Perth Primary School, Wesley College, St. Columba's Catholic Primary School, and Hensman Street Elementary. Coupled with a conveniently situated bus stop at the doorstep, commuting is effortless. The property also enjoys close proximity to local shops, amenities, and parks. Explore the vibrant opportunities in South Perth, where recent developments have added charm and revitalized older properties. You won't want to miss out on this exciting opportunity! Council Rates: \$2,365 (approx) per annum Water Rates: \$862 (approx) per annum Strata fees: \$1,047 (approx) per quarter Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.