

**111/50 Pimlico Cres, Wellard, WA, 6170**

**CENTURY 21**

**Apartment For Sale**

Sunday, 3 November 2024

111/50 Pimlico Cres, Wellard, WA, 6170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Josh Brockhurst  
0894932221

## MODERN PERKS AND PRIME POSITIONING

This stunning 2-bedroom, 2-bathroom apartment, offers the perfect blend of contemporary style and easy living. Ideal for savvy Investors, first-time homebuyers or young professionals, this beautifully presented first-floor apartment is ready for you to move in and enjoy.

Step inside and be greeted by an open-plan living area that seamlessly combines living and dining spaces, perfect for entertaining or relaxing after a long day. The plush carpet and split system air conditioning ensure comfort year-round. The spacious kitchen is a chef's delight, featuring stone benches, twin sink, electric hot plate, separate oven, and ample storage.

The light-filled master bedroom boasts a generous built-in robe and sliding door access to the balcony, with a modern ensuite that includes an enclosed shower, toilet, and vanity. The second bedroom is equally inviting also with a built-in robe and balcony access. The main bathroom is complete with a large shower recess, toilet and contemporary vanity.

A big plus is the separate laundry. So not only do you have the convenience of a laundry within the apartment, you also don't have to share it with the bathroom! Big wins and cost-saving convenience all round! This apartment features a spacious, lockable storage area conveniently located just steps from your door, offering ample space for all the essentials you want to safely store away.

### FEATURES:

- \*? Single car bay allocated to the apartment
- \*? Plenty of turning space within the complex for your vehicle
- \*? Gated access into the parking area
- \*? Secure complex with lift access
- \*? Welcoming carpet and split system air conditioning in the living area
- \*? Spacious kitchen with stone benches, twin sink, electric hot plate, separate oven, and plenty of storage
- \*? Light-filled master bedroom with built-in robe and balcony access
- \*? Modern master ensuite with enclosed shower, toilet, and vanity
- \*? Built-in robe and balcony access in the second bedroom
- \*? Main bathroom with a large shower recess, toilet and modern vanity
- \*? Separate laundry for added convenience with built in storage and bench space
- \*? Secure spacious storage area plus internal storage room adjacent to apartment
- \*? 17sqm tiled balcony with stylish glass balustrade for easy maintenance
- \*? Plenty of street parking for visitors

Outside, you'll love the ease of having a single car bay and plenty of turning space within the complex. The secure building entry and convenient lift adds peace of mind. The 17sqm balcony is the perfect spot to enjoy your morning coffee or unwind in the evening.

Location is everything, and this apartment has it all. Set opposite Wellard Square Shopping Mall, providing all your shopping needs, you can enjoy everyday convenience at your fingertips. You're walking distance to Wellard Station and moments from The Village Skate Park and Peter Carnley Anglican Community School.

Don't miss out on this exceptional opportunity to secure a modern, low-maintenance home in a prime location. Head along to the home open and experience the lifestyle this apartment has to offer!

PLEASE NOTE: This property is currently leased until 29 May 2025 at \$500 per week

For more information and inspection times contact:

Agent: Josh Brockhurst

Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$408.25 per qtr

Water Rates: \$245.66 per qtr

Strata Fees: Contact Agent

Block Size: 115 sqm

Living Area: 76 sqm approx.

Zoning: R80

Build Year: 2017

Dwelling Type: Apartment

Floor Plan: Not Available

Rent per week: \$500.00

Lease: 29 May 2025

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