

122/2 Murray Ave, Mosman Park, WA, 6012



Apartment For Sale

Tuesday, 26 November 2024

122/2 Murray Ave, Mosman Park, WA, 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Scott Ellwood

Prized ground floor apartment with courtyard

This superbly located ground floor two-bedroom, one-bathroom spacious apartment is a rare find with a corner aspect and spacious outdoor courtyard. Everything is literally on your doorstep and within walking distance to the fabulous between river and sea lifestyle attributes that Mosman Park has to offer.

Located on the ground floor with a sought after corner position and north facing private courtyard which has a peaceful leafy outlook. The living space is light and bright, big enough to entertain and can easily be locked up for when you're out of town. The bedrooms are both a good size and the kitchen and bathroom have been improved.

There has recently been a significant increase in interest from investors in these type of properties in the suburb as they have the potential to offer great value, are well located, have low vacancy rates and provide strong rental returns. This property is currently tenanted until 21st July 2025 at \$520 per week.

Location Benefits;

- Walk to South Cottesloe Beach or the Swan River
- Around the corner from the revitalized Glyde Street shopping and entertainment precinct, which includes the likes of Samson's Paddock, Rodney's Small Bar & Tsunami Japanese Bistro
- A short walk to the recently renovated Mosman Park Shopping Centre
- Short stroll to access the local train stations and bus stops
- Walk to the pristine Mann Oval parkland
- Access to sought after local schools

Property Features;

- Ground floor ease of access
- Corner position
- Ideal for entertaining
- Internal living space of 64.9 sqm
- Exclusive use car bay of 13.12 sqm approximately
- Exclusive use courtyard 33 sqm approximately
- Swimming pool
- Light and bright kitchen
- Open plan living space with access to private and secure courtyard
- Secure building entrance
- Shared fully equipped laundry
- Well maintained gardens with mature trees
- Electronic gate access to secure parking

Outgoings;

Admin Strata Levies: \$750 per quarter (scheduled to increase to \$850 in 2025)

Reserve Strata Levies \$250 per quarter (scheduled to increase to \$265 in 2025)

Total Strata Levies \$1,000 per quarter (scheduled to increase to \$1115 in 2025)

Council Rates: \$1,662.25 per annum

Water Rates: \$904.80 per annum

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