

24/10 Wellington St, Mosman Park, WA, 6012



Apartment For Sale

Tuesday, 26 November 2024

24/10 Wellington St, Mosman Park, WA, 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Scott Ellwood

Prime Coastal Lifestyle Apartment

Located in one of the most desirable apartment buildings in Mosman Park, this second-floor property offers prestige beach-side living within a stone's throw of the ocean. Light, bright, and spacious, this home is perfect for first homebuyers, downsizers, or investors. A generous balcony offers serene views of the neighbouring park, and provides indoor- outdoor entertaining from the lounge area. Enjoy year-round comfort with a new split-system air-conditioning and abundant natural light, complemented by brand new fans and modern double blinds for added privacy in both bedrooms.

With amenities including a secure foyer entry, undercover parking, plus a generous pool with outdoor shower and BBQ spaces, this is a lifestyle property that provides the ideal space to relax and unwind. Walking distance to local shops, South Cottesloe Beach, and the Victoria Street train station for ease of commuting. An ideal canvas for someone to make their own, this apartment is primed for immediate occupancy, or to be secured as a profitable investment (with a current rental appraisal of \$600-625 per week).

Property features;

- 62 sqm internal living space
- 13 sqm balcony
- 14 sqm undercover car bay
- A secure complex with front and rear access and the benefit of fob security access requirement from the carpark and to access inside the building
- Two bedrooms both with built in robes, bathroom with laundry, separate toilet, lounge/dining/kitchen is combined leading out to the spacious balcony.
- Private entry foyer has been furnished like a hotel reception lobby
- A Spacious below ground swimming pool that has an outside shower, toilet and outdoor BBQ
- Secure undercover parking bay
- Reverse cycle air conditioning in living room
- Ceiling fans in both bedrooms
- Double blinds in both bedrooms
- Built in robes to both bedrooms
- A Lifestyle location in a prestige coastal suburb
- Ready to move straight into or secure it as an investment property (rental appraisal \$600-\$625 per week)

Location Benefits;

- Conveniently located between the river and sea
- Walk to South Cottesloe Beach or the Swan River
- Walk to the revitalised Glyde Street shopping and entertainment precinct, which includes the likes of Samson's Paddock, Rodney's Small Bar & Tsunami Japanese Bistro
- Walk to the local train stations and bus stops
- Close to Mosman Park Primary & Cottesloe Primary
- Catchment for Shenton College
- Close to St Hilda's, PLC & Iona

APPROXIMATE OUTGOINGS;

Council Rates: \$1,960.83 approximately per annum

Water Rates: \$1,051.86 approximately per annum

Strata Levies: Admin \$944 per quarter approximately

Strata Levies: Reserve \$416 per quarter approximately

Strata Levies Total - \$1360 p/quarter

Disclaimer:

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