

**31/10 Wellington Street, Mosman Park, WA 6012**

**vivian's**

**Apartment For Sale**

Thursday, 9 January 2025

31/10 Wellington Street, Mosman Park, WA 6012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## Enquire for details!

The perfect starter for a first home buyer, wanting to break into the Western Suburbs, or an excellent opportunity to add to a growing portfolio, this apartment has amazing tenants in the property that would like to stay on so make sure 31/10 Wellington Street is on your list to view. So very light, bright and airy, being perched on the third floor which faces North. This stunning two-bedroom apartment has a lovely open-plan feel with the way it is laid out which flows out onto the large balcony via the large sliding doors. This balcony is large enough for hosting BBQs with friends and family. The kitchen is modern and has a built-in oven, gas hob, rangehood, dishwasher, tiled splash back with plenty of cabinetry. Plus, there is additional space for a dining table, to enjoy mealtimes with the family. The main bathroom is tiled and has a large shower, large vanity that has plenty of storage space. The laundry is accessed from a cupboard within the bathroom that includes spaces for a washing machine and dryer which are neatly tucked away. Both the bedrooms are of a decent size, featuring mirrored wardrobe doors and having ceiling fans are a huge bonus. This complex has a large in-ground solar-heated swimming pool with toilet and shower facilities to be enjoyed by residents and their guests. There is CCTV at all entry and exit points and an onsite live-in caretaker. The apartment is within walking distance of public transport including Mosman Park Train Station and only a short stroll to the beach, commuting is such a breeze. Please note: This property is tenanted at \$660.00 per week until 15/10/2025. What we love about this property: • Private, secure car parking space • Large balcony, perfect for entertaining • Pool access • Keyless entry to building • Open plan layout • Split air conditioning in the living area • Two spacious bedrooms • North Facing • Corner Position. What we love about this location: • 260m approx. to Iona Junior Presentation College • 350m approx. to Phyl & Tom • 380m approx. to Mosman Park Bus and Train Station • 550m approx. to South Cottesloe Beach • 690m approx. to Mosman Park Primary School • 800m approx. to Mosman Park Shopping Centre • 1.1km approx. to Iona Presentation College For more information Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$1,983.80 (approx.) per annum Water rates: \$1,093.14 (approx.) per annum Strata fees: \$1,445.00 (approx.) per quarter We are your Western Suburb Specialists! Living local and selling Mosman Park! Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.