

**8/11 Prinsep St, Bunbury, WA, 6230**

**Harcourts**APG

**Apartment For Sale**

Sunday, 3 November 2024

8/11 Prinsep St, Bunbury, WA, 6230

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Exclusive Inner City Lifestyle

This superb Inner City Apartment located in the heart of Bunbury offering a lifestyle that is second to none and within walking distance to the City's Main shopping precinct, CafÃ© Strip , Restaurants, The Bunbury Art Gallery , and only a short stroll down to Bunbury's Beautiful Back Beach this property represents a rare opportunity to purchase in what would have to be one of the best locations in Town .

For those looking to invest this property surely ticks all the boxes . With the current rental incomes at record levels and a very high demand for this style of property , this represents a great opportunity for a very solid long term rental income . Alternatively those looking to take advantage of all that this Lovely Apartment has to offer for their own enjoyment will not be disappointed. The property boasts serene views of Boulter Heights reserve and also across to the Catholic Cathedral creating a very private and secure atmosphere throughout the apartment and is one of the properties many standout features .

Just freshly painted throughout the property features 2 Bedrooms 2 Bathrooms and a second living/Study area or possible third bedroom . The Large Master bedroom with mirrored robes features a very spacious and well appointed ensuite . The generous second Bedroom also having a semi- ensuite . The Large Main living area as mentioned previously features great views and the well-appointed kitchen with plenty of cupboard space likewise takes full advantage of the properties great views .

The property also offers secure parking for 2 Cars along with your own Storage room . There is also visitors parking at the front of complex . There is a private lift from carparking to your apartment. There is also a private communal gym for the fitness conscious and lovely outside grassed communal area to enjoy .

Don't miss this fabulous opportunity to live a very exclusive inner City Lifestyle . Very Private and secure with beautiful verdant views of Boulders Heights yet only Minutes from the CBD and Beach .

To arrange a time to view call Exclusive Sales Consultant .  
James Mort On Mobile 0409 688 295 .

- Open plan living, dining & kitchen area with private views of Boulders Heights
- Generous storage in well appointed kitchen
- Air-conditioning throughout .
- Secure parking for 2 Cars and Storage room
- Visitors parking
- Elevator to the front door
- Fully equipped communal gym & grassed outside area
- Generous study/ living or possible 3rd Bedroom
- Beautiful Views over Boulders Heights Reserve and across to Catholic Church
- Generous balcony for outside entertaining very private with lovely views
- Well appointed laundry
- Quality blinds and down lights throughout
- Stroll into town, for a coffee or meal or down Bunbury's Back Beach

Rates :

Land rates: \$2720.81 approx. P/YR

Water rates: \$276.00 approx. P/YR (service fee)

Sewerage rates: \$1313.52 approx. P/YR

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