

**6/10 Frederick St, Broome, WA, 6725**



**Unit For Sale**

Wednesday, 20 November 2024

6/10 Frederick St, Broome, WA, 6725

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Giles Tipping  
0891922122

## Perfect Investment in the Heart of Town

**\*\* LEASED TO A QUALITY CORPORATE TENANT AT \$600PW UNTIL JULY 2025\*\***

Just minutes from the Courthouse Markets, shopping, top-notch restaurants, and all the entertainment amenities Chinatown has to offer. This first floor unit at The Luggers Apartments provides unbeatable access to everything Broome has to offer.

The spacious living and dining area with tiled floors creates a bright and airy atmosphere, perfect for relaxing or entertaining. The open-plan design flows seamlessly into the kitchen, providing a practical and comfortable living space. The well-appointed open-plan kitchen features ample storage and a functional layout, making it ideal for easy living and meal preparation.

The generously sized bedroom comes complete with built-in wardrobes, offering plenty of storage space and a peaceful retreat at the end of each day. Enjoy the convenience of a private ensuite bathroom, along with an additional separate WC for guests, making this apartment highly functional and well-designed for modern living.

Stay comfortable year-round with the recently installed split system air conditioning, ensuring cool, energy-efficient living throughout the warmer months. A spacious, tiled balcony provides the perfect spot for outdoor dining or relaxing with a drink, offering an ideal space to unwind and enjoy the tropical climate.

This apartment includes a separate, lockable storeroom, providing additional space for storage or securing personal items. Enjoy the convenience and security of a dedicated undercover parking space right at your doorstep, adding to the appeal of this easy-care apartment.

### Investment Opportunity:

Currently leased to a quality corporate tenant at \$600 per week until 30/07/2025, this property presents a perfect set-and-forget investment. With a secure lease in place and an ideal location, it promises steady rental returns for years to come.

Whether you're a first-time buyer or a savvy investor, this apartment offers the best of both worlds: a modern, low-maintenance living space in a highly desirable location with a reliable tenant already in place.

For further property details or to arrange a private inspection please contact Giles Tipping and Monica Cowen on 0499 322 120 or email [monica.cowen@raywhite.com](mailto:monica.cowen@raywhite.com).

### ESSENTIAL DETAILS:

- Council Rates: \$2200 approximately per annum
- Water Rates: \$1525 approximately per annum
- Strata Levies: \$4414.60 approximately per annum
- Land Area: sqm
- Year Built: 2008

\*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.