

4/13 Currie Street, Jolimont




Perfect Location, Modern Updates, Don't Miss Out

This first floor fully-renovated 2 bedroom property is a prime example of style, class and contemporary design. With spacious living areas stepping out to a south facing balcony surrounded by leafy views is just the start!

Presented with fresh, modern appeal, the light interior includes a quality kitchen with push close/open doors, soft closing draws, brand new stainless cooktop and oven, stone bench tops, ample cupboard space and equipped with a slimline dishwasher and fridge/freezer. Wood effect flooring, downlighting and privacy/block out blinds compliment every aspect of this property combined with a split system air con in the living area.

The two spacious bedrooms, one with a wardrobe, are conveniently both serviced by a beautiful en-suite modern bathroom with spacious shower complete with double shower head and twin vanity with stone bench tops. With a separate toilet adjacent to the bathroom and a laundry area, this property has everything you require and more!

Quality carpets and block-out blinds have been installed in both bedrooms. An undercover car space, split system air conditioner and

2  1  1 

FOR SALE
\$715,000

AGENTS

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AGENCY

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 **LJ Hooker**

peace of mind of a well maintained and quiet complex in a beautiful leafy environment are further highlights.

This ready to enjoy property is tailor made for investors, first home buyers, down-sizers or it is the perfect opportunity for young professionals working in or around the area.

FEATURES

- Only renovated unit of 6
- 2 Bedrooms
- 1 en-suite bathroom with separate toilet
- Fully Renovated brick unit
- Split system Air conditioning
- Electric hot water system
- Security Doors
- Single carport

LOCATION

- " Moments to Subiaco café and restaurant precinct
- Easy access to public transport and train stations
- Close to Kings Park and local parklands
- Short drive to Perth CBD
- Surrounded by shopping, dining and entertainment options
- Nearby to hospitals and medical precincts
- Easy access to major roads and freeways

TITLE DETAILS

- Lot 4 on Strata Plan 28037
- Volume 2037 Folio 594

STRATA INFORMATION

- " Internal area -60 m²
- " Total area of complex -814m²
- " Number of lots in complex —6 Units

VACANT POSSESSION

- Endless opportunities with instant vacant possession

ESTIMATED RENTAL RETURN

- \$750 per week (~6% GROI)

LOCAL SCHOOLS

Primary

- Jolimont Primary School (0.3 km)
- Subiaco Primary School (0.9 km)
- Rosalie Primary School (1.5 km)
- Wembley Primary School (1.5 km)

Secondary

- Shenton College (1.6 km)
- Bob Hawke College (1.9 km)
- Churchlands Senior High School (4.1 km)

OUTGOINGS

- Council Rates- \$1787.90 per annum approx.
- Water Rates- \$980.17 per annum approx.
- Strata Levy- \$745.83 per quarter
- Reserve Levy- \$9.00 per quarter

Don't miss this opportunity to secure this property by contacting Samantha Wright on 0412 510 223 today.

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8C2HNF
Property Type Unit
House Size 60 m2
Land Area 64 m2
Including Built-in-Robes
Area Views
Car Parking - Surface
Carpeted
Close to Schools
Close to Shops
Close to Transport

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Unit 4, 13 Currie Street, Jolimont

2 Bed 1 Bath 1 Car



FLOOR PLAN



(Not In Position)

SINGLE CAR SPACE

Internal : 53m²
External : 17m²



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