



1/121 Edward Street, Osborne Park

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## Easy Living or Easy Investing - The Choice is Yours!

Positioned for ultimate convenience, this ground floor villa offers a low-maintenance lifestyle in one of Osborne Park's most accessible locations. Ideal for first home buyers, downsizers or investors, the home combines functional design with comfortable living. With easy access to local cafés, shopping, transport and the CBD, this is a smart opportunity to secure a property that delivers on both lifestyle and location.

### FEATURES

- Spacious open-plan living and dining area
- Well-appointed kitchen with ample storage
- Two perfect sized bedrooms with carpet flooring
- Private courtyard ideal for relaxing or entertaining
- Decent sized bathroom and separate laundry
- Dedicated parking bay

### LOCATION

- " Positioned in a quiet pocket of Osborne Park
- " Easy access to Main Street café and dining strip
- Close to public transport options
- Minutes to the CBD and freeway access
- Nearby parks and local amenities

### FOR SALE

Mid to High \$600,000's

### VIEW

By Appointment

### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Short drive to Innaloo Shopping Centre and the coast

#### TITLE DETAILS

- Lot 4 on Strata Plan 3061
- Volume 1405 Folio 253

#### STRATA INFORMATION

- " Internal area - 67 m<sup>2</sup>
- " Total area of complex 2,005m<sup>2</sup>
- " Number of lots in complex —8 Units

#### CURRENT LEASE

- Currently on a periodic tenancy at \$595 per week providing immediate rental income

#### ESTIMATED RENTAL RETURN

- \$675 per week (~5% GROI)

#### OUTGOINGS

- Council Rates - \$1648.81 per annum approx.
- Water Rates - \$1003.28 per annum approx.
- Strata Levy - \$487.50 per quarter
- Reserve Levy - \$62.50 per quarter

For more information or to arrange a viewing, contact Rohan 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. Images includes virtual decluttering for illustrative purposes only.

#### MORE DETAILS

Property ID	8EGHNF
Property Type	Unit
House Size	72 m2
Land Area	67 m2
Including	Air Conditioning Car Parking - Surface Carpeted Close to Schools Close to Shops Close to Transport

#### LJ Hooker Subiaco (08) 9382 3959

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