

\$369'000

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FANTASTIC INVESTMENT OPPORTUNITY!

35/211 Beaufort Street, □□ , □□□□ , 6000, □□



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Welcome to this 2014 built, modern and stylish apartment located in the heart of Perth in the prestigious Beaufort Street complex. This property certainly offers a convenient lifestyle. This spacious apartment features one bedroom and one bathroom, making it perfect for singles or couples. The open-plan living and dining area is filled with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen includes a dishwasher and ample storage space. Step outside onto an entertainer's balcony and enjoy the stunning views - what a perfect spot to relax and unwind after a long day. The apartment also includes a covered parking, ensuring your vehicle is safe and protected. Additional features of this property include timber flooring to living, air conditioning, and built-in robes. Located in the heart of Perth, this apartment offers easy access to a range of amenities. Beaufort Street is known for its vibrant dining and entertainment scene, with an array of cafes, restaurants, and bars just moments away. The CBD is also within close proximity, providing endless shopping and entertainment options. This property is currently rented at \$500 per week increasing to \$520 per week in November 2023 showing a fantastic 7% + return. FEATURES INCLUDE: • 1 Bedroom • Stylish semi ensuite Bathroom/ laundry • Contemporary open plan living and dining • Timber flooring to the living • Stainless still kitchen appliances • Large entertainers' balcony • Split reverse cycle air-conditioning in living • Covered carpark with visitor bays • Separate storeroom LOCATION INFORMATION: • 100 m to Weld Square park • 190 m to SUPA IGA Northbridge • 200 m to eateries, bars • 600 m to State Library of Western Australia • 800 m to Highgate Primary School RATES: Council rates: \$ 1,615.12 per annum (approx.) Water rates: \$1,171.02 per annum (approx.) Strata: \$3,822.20 per annum (approx.) Don't miss out on this amazing opportunity to own a light-filled apartment in a sought-after location. To view this gorgeous property please call Suzanne Brown on 0417 916 220. We have, in preparing this advertisement, used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

