



# FOR SALE

## MOTIVATED SELLER!

\*\*\* REASONABLE OFFERS INVITED\*\*\*

Viewing available by appointment. Call Seroja to arrange a viewing.

Priced to sell this 2 bedroom 2 bathroom near new apartment is a bargain at the price of a 2 bedroom 1 bathroom apartment in the same building. A fantastic investment at an annual 5% return on investment at a weekly rental of \$320-\$330/week.

Also great for the busy executive, "lock-up-and-leave" easy-care home in an excellent location; a short distance to Carousel Shopping Centre, Cannington Train Station, Bus stops and other conveniences nearby (Bunnings, restaurants, ALDI, Officeworks, etc.)

Check out these features:

- 2 bedrooms, 2 bathrooms apartment with spacious balcony (10 sqm)
- Modern kitchen with stone bench-top and glass splash back
- A bigger upmarket unit in the near new apartment (September 2016) complex
- 1 undercover car bay (14 sqm) with an attached lockable storeroom (4 sqm)
- 3 Reverse-cycle air-condition units in both bedrooms and lounge
- High security camera surveillance with intercom and security access reader system
- Electric dryer, light fittings and window curtains already installed
- Undercover parking bay (for one car) with remote-control gates
- Fire rated brick wall and fire rated solid core entry door
- Commercial shops and restaurants (Sushi, Kebab, offices, etc.) on ground floor
- Visitors' carpark on Level 1 and Commercial bay on Ground level
- Convenient floor plan with quality finish and fittings throughout
- \*\*\*NBN box already installed for high-speed Internet connection\*\*\*
- Fire and smoke alarm with RCDs, Extra power points throughout, two TV points
- Powder-coated aluminium-framed sliding doors and windows with fly screen
- Carpet in living areas and bedrooms and quality tiles in wet areas

Air-conditioned GYM on Level 1 next to visitors' carbay with 24 hours access

- Great future potential with ongoing Westfield Carousel Shopping Centre Redevelopment

2 BED | 2 BATH | 1 CAR

PRICE:

NEW PRICE \$328,000

OPEN FOR INSPECTION:

N/A



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## TYPE 3

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.