



SOLD

WHAT A BRILLIANT OPPORTUNITY!

This unit should be number 1 on your list:

- Neat, 46m² ground floor unit with a balcony
- Exceptional location in an upmarket, historic area
- Views over the harbour and opposite a lovely park
- Only 1 neighbour, so very private and quiet
- On corner so has an extra window
- 2 Queen-size bedrooms, main with BIC's
- A few minutes' walk to town and entertainment
- Upgraded kitchen and bathroom
- Demarcated parking right outside the front door
- Well-run strata and very reasonable fees
- Currently returns a whopping \$310 per week
- Very affordable and priced for a quick sale
- Some furniture included in the sale
- Best position in complex plus light, bright and homely

To view all 40 photos of this unit, please copy this link to my website:
<https://www.jessadamsrealty.com.au/properties/unit-1-46-vancouver-street-albany/>

Vancouver Views was built in 1970 and is a 3-storey brick building with 24 units. The units are arranged in an L-shape with only 3 ground floor units overlooking Foundation Park and Princess Royal Harbour. The other part of the leg consists of 15 units that face York Street – only 600 m or a leisurely 7-minute walk away.

The very popular Vancouver Street Café is right around the corner – less than 2 minutes' walk from the unit, while you can reach the amazing Vancouver Arts Centre within 3 minutes. For a night out or a show, pop in at the Albany Entertainment Centre - a mere km away.

This absolutely prime unit will appeal to first home buyers, retirees, a family considering sharing the unit when visiting Albany and of course savvy investors. There is a good mix of tenants and owners in the complex, the strata are well managed and the fees are very reasonable.

The approved levies for 2022 are only \$451.59 per quarter, rates and taxes \$ 1, 598.84 yearly

2 BED | 1 BATH | 1 CAR

PRICE:
\$260,100

OPEN FOR INSPECTION:
N/A



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