

Oxford



Boutique block of four Torrens title apartments to be sold in one line

52 Mount Street _ Coogee

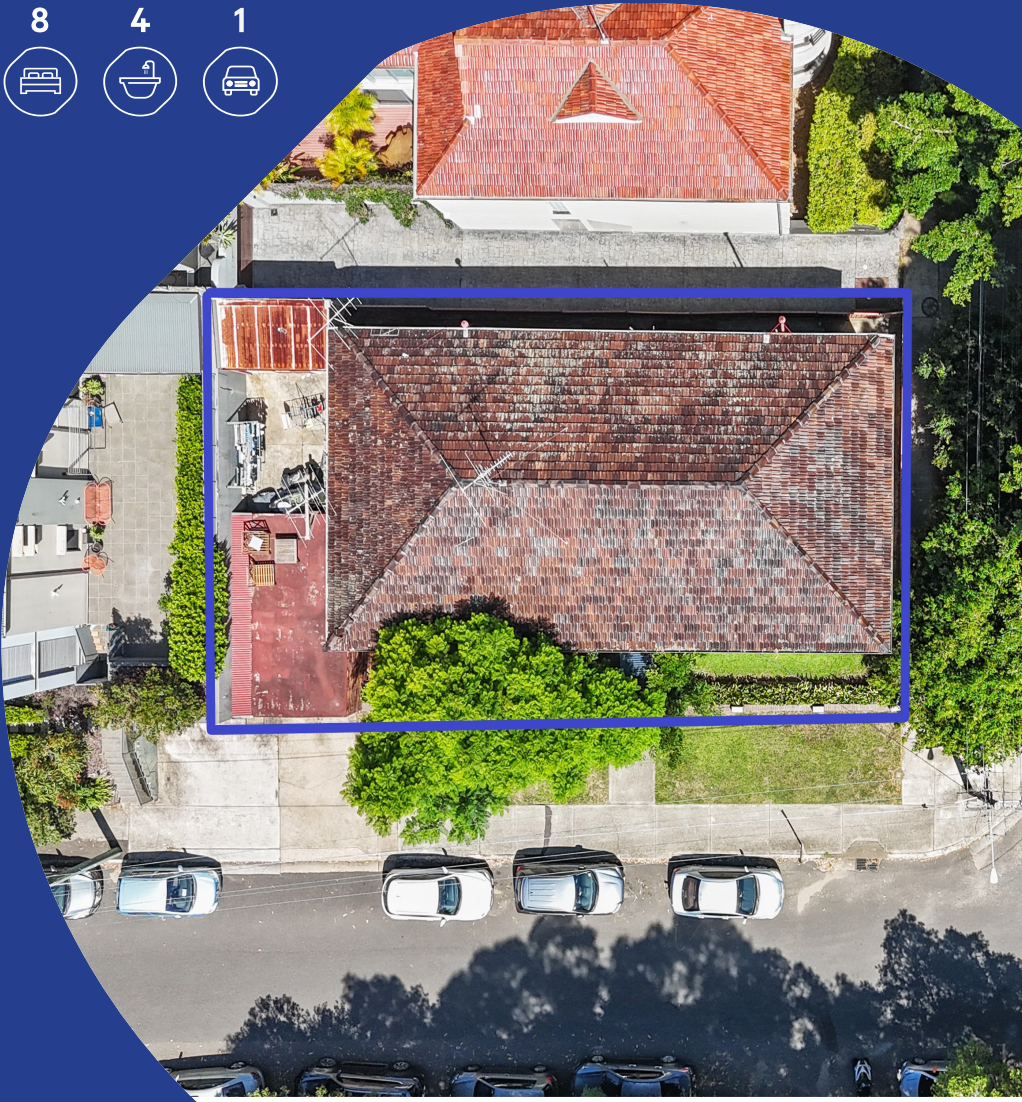
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4



1





Boutique block of four Torrens title apartments to be sold in one line

52 Mount Street __ Coogee

Situated just a short level walk from Coogee Beach, this boutique block of four Torrens title apartments, to be sold in one line, is set on a corner parcel of land that enjoys a premier location opposite Bardon Park, with shops and cafés a stroll away.



Inspect

As advertised or
by appointment

Contact

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Coogee
Beach

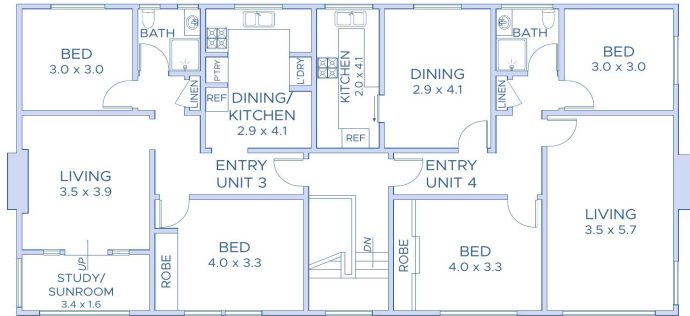
Property Highlights

- Solid brick Art Deco building offers two apartments per floor
- Configured as 4, two bedroom plus one bathroom apartments
- Generous layouts providing good sized lounge and dining areas
- Park views from upper level apartments, updated bathrooms
- Three feature a sunroom/study, renovated gas/electric kitchens
- Single lock-up garage, secure access, minimal maintenance
- DA Approved plans for additional level
- 348sqm, Zone R3 Medium Density Residential
- DA Approved plans for additional level
- Sensational location, level walk to Coogee Beach
- Walk to shops/supermarkets, buzzing restaurants and transport

Floorplan

52 Mount Street — Coogee

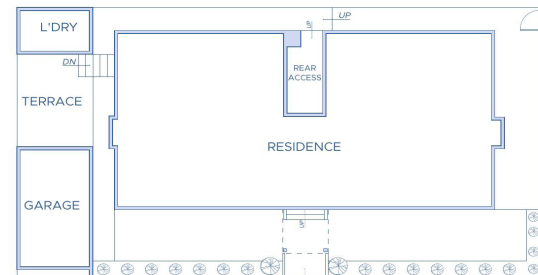
Approx. Internal Area: 302m²



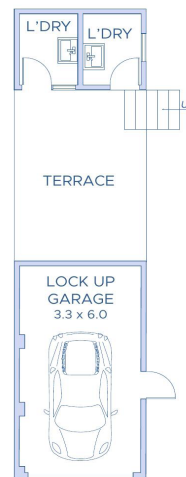
LEVEL ONE



GROUND LEVEL



SITE PLAN



52 Mount Street, Coogee

We believe the information in this document to be reliable, however interested persons should make their own enquiries. Dimensions are approximate.

Financials

Outgoings:

Water: \$1,112.35 pq approx.

Council: \$1,303.60 pq approx.

Insurance: \$8,175.07 pa approx.

UCV: \$2,3473,333.00

Room	Current Weekly Rent	Lease Expiry
1	\$850.00	1/10/23
2	\$850.00	11/8/24
3	\$850.00	24/11/23
4	\$850.00	6/11/23
Total weekly rent	\$3,400.00	
Annual rent	\$176,800.00	



Oxford



Disclaimer: Oxford Agency has formed no opinion as to the truth or falsify the information nor otherwise verified such information. No warranty can be given and interested parties must therefore rely on their own inquiries.