







Leederville Lifestyle

Situated in the heart of Leederville in a quiet and secure complex, awaits this low maintenance 2-bedroom 2-bathroom apartment. Boasting an open plan kitchen/living/dining area, 2 private balconies overlooking the manicured gardens with sparkling below ground swimming pool, this lock n' leave apartment has all your needs catered for.

The well-appointed kitchen is fitted with quality appliances, ample storage and a walk-in pantry. Adjacent to the kitchen, you'll find a welcoming living/dining area featuring polished timber floorboards, modern colour scheme and an abundance of natural light. Sliding doors welcome you to an exclusive balcony with panoramic treetop views, the perfect place to relax after a long day.

When it's time to unwind, retreat to the two generously sized bedrooms. Each room offers a peaceful sanctuary, complete with brand new carpets, built-inrobes and large windows that fill the rooms with natural light. The accompanying bathrooms feature quality fixtures and modern finishes.

The sought after Oxford Lane complex boasts a range of desirable amenities including resort style swimming pool with waterfall and a dedicated entertaining area where you can host barbecues or simply gather with friends.

📇 2 🤊 2 🖷 1 🖸 113 m2

Price SOLD for \$510,000

Property Type Residential

Property ID 29083 Land Area 113 m2 Floor Area 113 m2

Agent Details

Hamish Laidlaw - 0417 971 528

Office Details

Xceed Real Estate - Sales Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia 08 9207 2088



Located in the heart of Leederville, you'll have an array of dining, shopping,

and entertainment options right at your doorstep. Explore the trendy local cafes, discover boutique shops, or catch a movie at the nearby cinema. Situated close to all local amenities, Oxford Street café and restaurant precincts, The Good Grocer IGA, Leederville Oval and easy access to bus stops and the freeway.

With a vibrant community and a lively atmosphere, Leederville offers the perfect balance between urban convenience and a exciting social scene.

Please don't hesitate to contact Hamish on 0417 971 528 to secure a viewing today.

Property Features;

- 2 spacious bedrooms with BIR
- 2 well-appointed bathrooms
- Open plan kitchen
- · Polished timber floorboards
- Timber blinds
- · Reverse cycle air-conditioning
- Natural light throughout from West & North
- · Gas heating
- · Balcony overlooking manicured gardens
- Secure gated complex
- Intercom
- · Gated vehicle entry points
- Sparkling below ground swimming pool
- · Entertaining area with BBQ
- · Landscaped gardens
- 1 car bay & storeroom
- · Visitors' car bays

Approximate distance to:

- 95m Luna Leederville
- 160m 24-hour IGA
- 200m Electric Lane
- 200m Oxford Street Strip with shops, restaurants, cafes and bars
- 200m North Metropolitan TAFE
- 350m Leederville Oval
- 500m Leederville Train Station
- 700m Leederville Tennis Club & Britannia Reserve
- 950m Beatty Park
- 1.0km- Lake Monger
- 1.2km Aranmore Catholic College
- 2.0km West Leederville Primary School
- 2.7km St John of God Subiaco Hospital
- 3.5km Perth CBD
- 3.5km Bob Hawke College
- Council Rates- \$1,723.85 P/A
- Water Rates- \$1,256.03 P/A
- Strata Fees- \$1,153.35 P/Q

