







Inner City Gem

2 1 1 84m2

Situated within the sought-after 'Melford Court' designed by architects Krantz & Sheldon, awaits this 2-bedroom, 1-bathroom ground floor apartment. Conveniently located just minutes from Kings Park, Jacob's Ladder, Mount Street Café, Perth CBD and easy access to all major CAT bus routes (QEII & UWA).

This chic inner city gem has been freshly painted throughout and boasts a renovated kitchen with gas cooktop, ample storage and breakfast bar which seamlessly flows into the open plan living/dining area offering an abundance of natural light. Both bedrooms are spacious and feature mirrored built-in-robes.

Outside you will find a small private courtyard with a leafy outlook to the manicured gardens: the perfect place to relax and unwind after a long day. Located within close proximity to all local amenities, Mount Street Café, Next generation Gymnasium, Jacob's Ladder, Bob Hawke College, Subiaco Primary school and just a 5-minute walk into Perth CBD. Everything is right at your doorstep!

This low maintenance apartment is perfect for those looking to downsize, invest, or buy their first home in a sought-after location surrounded by multi-million-dollar residential properties and conveniently situated between Perth City and picturesque Kings Park, the opportunities are endless.

Price	SOLD for $490,000
Property Type	Residential
Property ID	29910
Land Area	84 m2

Agent Details

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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XCEED REAL ESTATE

Features:
• Two bedrooms
• One bathroom
• Renovated kitchen with breakfast bar
• Living/dining area
• Well maintained tiles
• Courtyard area
• 1 covered, secure car bay
• Rear access to Malcolm Street
• Ground floor apartment
• Established gardens

Location;
• 100m- Jacobs Ladder
• 150m- Kings Park
• 800m- Perth Convention & Exhibition Centre
• 200m- Perth CBD
• 2.3km- Elizabeth Quay
• 2.9km- Perth Modern School
• 3.1km- Bob Hawke College
• 3.3km- St John of God
• 5km- UWA
• 4.8km- QE2/PCH

Water Rates- $1,181.40 P/A
Council Rates- $1,551.45 P/A
Strata Fees- $1,008.00 P/Q

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