

Just Listed



34/16 Leeder Street, Glendalough



## Secure and Superbly Located

Positioned on the third floor of a well-maintained and secure complex, this brilliant 2-bedroom apartment offers the perfect blend of comfort, convenience, and low-maintenance living. With lift and stair access, it features a neat kitchen and bathroom with an abundance of bench and cupboard space, plus a North facing balcony with leafy views.

Whether you're looking for your first home, a solid investment, or a renovation project with plenty of potential, this apartment is a smart buy in an unbeatable location.

### Property Features:

- 2 bedrooms, main with walk-in robe
- Open plan lounge/living area
- Separate dining or study nook
- Kitchen with ample bench and cupboard space
- Spacious bathroom/laundry
- Spacious, private balcony with elevated views
- Aircon to living
- Secure, well-maintained complex
- Lift and stair access
- Parking for 1 car

### Location:

Set in a sought-after pocket of Glendalough, you're just a short walk from

2 1 1

<b>Price</b>	From \$399,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31963

### Inspection Times

Sat 19 Jul, 11:00 AM - 11:30 AM

### Agent Details

Ray Jennings - 0418 925 909

### Office Details

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

**XCEED**   
REAL ESTATE

Glendalough Train Station, Lake Monger, and a range of local shops and cafes. Enjoy quick freeway access and excellent public transport links, with the CBD, Leederville, and nearby coastal spots all within easy reach.

For more information, contact Ray Jennings on 0418 925 909 today.

Council Rates \$1537.00 p/a approx

Water Rates \$1003.00 p/a approx

Strata \$814.00 p/q approx

Please note some images have been virtually staged, the un staged image is also included for your information.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*