

8, 56 Second Avenue, Mount Lawley







It’s All On Your Doorstep

You could spend a lifetime sampling all the cafes, restaurants and bars near this unit, and still have more to try. Luckily, this stylish two-bedroom, one-bathroom property is so well-maintained that you'll have plenty of time to indulge in Mt Lawley's abundant delights.

Featuring open-plan living and dining, a modern kitchen inspires plenty of culinary creations when you're not dining out. The neutral coloured walls and timber-look lino flooring in the living areas create a light and airy vibe, while the cosy bedrooms are carpeted.

You have everything you need here, with an integrated bathroom and laundry, a recently updated hot water system, split-system air-conditioning and dedicated parking. Situated at the end of the second floor, your new home is in a secure complex set within mature gardens and well-maintained grounds.

Given the central location, this property holds great appeal to a wide range of buyers. Professionals are only moments from the heart of the CBD, while small families will appreciate the proximity to Mt Lawley Primary School, Mt Lawley Senior High School and Perth College. Your weekends are sorted with Northbridge, Maylands Yacht Club, Mt Lawley Golf Club and HBF Park being conveniently nearby.

Since there is no work required on this property, this is also perfect for

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Price	SOLD for $616,000
Property Type	Residential
Property ID	32448

Agent Details

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Office Details

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students studying at the nearby Edith Cowan University or FIFO workers, as the airport is only a few minutes away. This is also a great option for out-of-towners seeking a property in a central location.

Excellent transport links on Beaufort Street, and the nearby Mt Lawley Train Station and Graham Farmer Freeway only add to the charm.

Investors will find this opportunity hard to beat, given Mt Lawley's thriving rental market, whether it's for a short or long-term lease.

This one won't stay on the market for long, so please don't hesitate to contact Rick Milankov on 0402 676 050 or rick@xceedre.com.au to arrange a viewing today.

Property features:

• Two bedrooms (primary with a built-in robe), one bathroom
• Open plan living and dining
• Kitchen with a recently upgraded oven, gas cooktop and overhead storage
• Modern bathroom with an integrated laundry
• Timber-look lino flooring in the living areas
• Carpet in the bedrooms
• Split-system air-conditioning
• Neutral coloured walls
• Updated hot water system
• One dedicated parking spot
• Secure storage unit (approx. 1.5 m x 1.5 m)
• 2nd floor end unit
• Secure complex within mature gardens and well-maintained grounds

Location highlights:

• 180m to 2nd Avenue IGA
• 400m to Mt Lawley Primary School
• 550m to Perth College
• 800m to the Beaufort St dining/shopping strip
• 1km to the Mt Lawley Train Station
• 1.2km to Mt Lawley High School
• 1.7km to Edith Cowan University Mt Lawley campus
• 1.9km to the Maylands Yacht Club
• 2.1km to Northbridge
• 2.1km to Mt Lawley Golf Club
• 2.6km to HBF Park
• 3.2km to Perth's CBD
• 9km to the Perth Airport

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