

Sold



204, 25 Fourth Avenue, Mount Lawley



## Secure, Convenient & Close to Everything

Enjoy relaxed living in this well maintained apartment featuring a private balcony with a northerly aspect overlooking pleasant green gardens within a neatly kept complex of lawns and landscaped surrounds.

Perfectly positioned just minutes from the vibrant Mt Lawley cappuccino strip, offering an array of cafés, restaurants and bars, and located less than 4km from the Perth CBD, this is an address that combines lifestyle and convenience.

The secure complex provides both pedestrian and vehicle access with security entry for added peace of mind.

Inside, the apartment offers comfortable, practical living with split system air conditioning, a built in robe to the bedroom and internal laundry facilities.

An excellent opportunity for first home buyers entering the market, savvy investors, renovators looking to add value, or downsizers seeking a low maintenance lifestyle.

### RATES

Council \$1589.50p/a approx

Water \$907.50p/a approx

Strata \$1000.00p/q approx (including \$450pq for a reserve fund)

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**Price** SOLD for \$491,543

**Property Type** Residential

**Property ID** 32846

### Agent Details

Max Comben - 0419 955 665

### Office Details

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Contact Max Comben 0419 955 665 or [max@xceedre.com.au](mailto:max@xceedre.com.au) re appointment to view.

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