Ground-Floor Living in the Heart of Leederville

Positioned in a quiet cul-de-sac within a small and peaceful complex, this well-presented 2-bedroom, 1-bathroom ground-floor unit offers low-maintenance living in one of Perth's most vibrant inner-city suburbs.

As you step inside, you are welcomed by a spacious living area, creating a comfortable central space for everyday living. The neutral décor gives the property a fresh and inviting feel, while brand-new LED lighting adds a clean, modern touch.

The kitchen is neat and functional, offering gas cooking and practical storage, making it easy to enjoy whether you're preparing a quick weekday meal or entertaining friends before heading out to nearby Oxford Street.

Both bedrooms are well-sized and include built-in robes, offering practical storage and flexibility for young professionals, downsizers, or first-home buyers. The combined bathroom and laundry are well designed for everyday convenience.

One of the standout features of this home is the large enclosed courtyard, providing a private outdoor space to relax, entertain or enjoy a morning coffee, When you're wanting a little more room to move, your own private access through to the adjoining park creates a rare sense of openness and lifestyle appeal that's hard to find in unit living.

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Price	SOLD for $581,000
Property Type	Residential
Property ID	33142

Agent Details

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Office Details

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Adding further convenience is a single car bay, along with visitor parking available within the complex for when guests come to visit.
Prime Location:

Location is where this property truly shines. Positioned just a short stroll from the vibrant Leederville and Mount Hawthorn café strips, you'll have some of Perth's best cafés, bars, restaurants and entertainment options within easy reach.

You're also close to public transport, local schools, parklands and freeway access, making day-to-day living simple and well connected. Oxford Street is approximately 250m away, Leederville Train Station around 1km, Lake Monger approximately 1.2km and Perth CBD only around 3.5km from your doorstep.

Why You'll Love It:

• Ground-floor unit in a small, quiet complex
• 2 bedrooms and 1 bathroom
• Single car bay plus visitor parking in the complex
• Spacious living and meals area
• Neat kitchen with gas cooking
• Neutral décor throughout
• Brand-new LED lighting throughout
• Both bedrooms include built-in robes
• Combined bathroom and laundry
• Large enclosed courtyard
• Private access from the courtyard to the adjoining park
• Quiet cul-de-sac location
• Walking distance to Oxford Street cafés, bars and restaurants
• Close to Leederville Train Station, Lake Monger and Perth CBD
• Easy access to Mitchell Freeway

Rates:

Council: approximately $1823.24pa
Water: approximately $1,183.98pa
Strata: approximately $590pq

Whether you're a professional, downsizer, first-home buyer or investor, this low-maintenance ground-floor unit offers comfort, convenience and lifestyle in one of Perth's most exciting inner-city locations.

For more information or to arrange a private viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

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