








## UNDER OFFER BY AHSAN FROM XCEED

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Properties at this price point are few and far between, especially ones this close to Perth's CBD. But if you're quick, you might get lucky with this spacious two-bedroom, one-bathroom apartment.

Situated in the well-established Kilara apartment complex, which offers incredible views, your enclosed balcony enhances the open-plan living and dining. With this space, you have the option to turn it into an outdoor room or keep it as a casual spot for entertaining or relaxing.

This apartment is move-in ready and features a functional kitchen, dedicated parking, integrated laundry/bathroom, hybrid flooring and split-system air conditioning.

You can start enjoying this prime location from the moment you arrive. Herdsman Lake, Glendalough Open Space and Lake Monger are a leisurely stroll away, where you'll discover wetlands, rich birdlife, kilometres of walking and cycling trails, playgrounds, lookouts, picnic and barbecue facilities.

All the action of Leederville is a few minutes away, where you'll find many cafes, shops, movies and bars. You're a short distance away from Innaloo Cinema Centre and shopping centres, including Glendalough Village and Westfield Innaloo, plus you're also close to one of Perth's premium fresh produce outlets at Herdsman Fresh. Public transport and main arterial roads are easily accessible, including the Mitchell Freeway, and Glendalough Train

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| **Price** | SOLD for $510,000 |
| **Property Type** | Residential |
| **Property ID** | 33298 |
| **Floor Area** | 78 m2 |

### Agent Details

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### Office Details

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Station, within walking distance, will have you in Perth's CBD in moments. For those looking to step on the property ladder in a central location, this apartment ticks all the boxes. This opportunity is perfect for professionals, couples or first-home buyers. Investors will find the return on their investment difficult to resist in this central location.

Property features:

• Two-bedroom, one bathroom apartment
• Open-plan living/dining with built-in storage
• Well-equipped kitchen with electric cooking and plenty of storage
• Enclosed balcony
• Integrated bathroom/laundry
• Hybrid flooring throughout
• Split system air-conditioning in the living room
• Neutral decor
• Situated in Kilara apartment complex with a welcoming lobby
• Dedicated car bay
• 78sqm apartment
• Move-in ready
• Incredible value and investment opportunity

Location highlights:

• 550m to Glendalough Village shopping centre
• 700m to the Glendalough Train Station
• 850m to Glendalough Open Space
• 1.6km to Lake Monger
• 2.9km to Herdsman Fresh
• 3.2km to Leederville
• 3.2km to Herdsman Lake
• 3.4km to Westfield Innaloo
• 3.4km to Innaloo Cinema Centre
• 6km to Perth's CBD

Apartments like these don't remain on the market for long. Please don't hesitate to contact Ahsan Mustafa on 0402 270 173 or ahsan@xceedre.com.au to arrange a viewing today.

*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.*