

# 1/39 Fourth Avenue, Mount Lawley, WA 6050

## Unit For Sale

Monday, 1 April 2024

1/39 Fourth Avenue, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Amy Dawson 0417 188 715

**From \$499,000**

This is not your average unit! Great size 2 bedroom 1 bathroom unit with a large alfresco area and yard located in the heart of cosmopolitan Mount Lawley. Excellent layout with open plan kitchen, living and dining that opens onto the covered alfresco area & east care grassed yard. The master bedroom & second bedroom both have built in robes plus two additional storage cupboards in the entry & passage. There are laundry facilities in the bathroom - no need to use a common laundry. There is a split system air-conditioner for your comfort and an allocated covered car bay. Close to cafes, shops, public transport, schools and the city. Floor space - 78sqm internal space plus the yard. Strata Levies - \$550.00 per quarter, \$2200.00 per annum. Council Rates - \$1495.53 per annum. Water Rates - approx. \$1050.00 per annum. Contact Amy to inspect today.