

# 1/39 Labouchere Road, South Perth, WA 6151

## Unit For Sale

Thursday, 8 February 2024

1/39 Labouchere Road, South Perth, WA 6151

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Unit



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## OFFERS ABOVE \$729,000

This two-story urban haven offers high-quality features and a spacious layout that feels more like a townhouse than an apartment. Situated in a prime location for convenience and a coveted lifestyle, envy is sure to arise among your friends and family. Whether you prefer leisurely strolls along the Swan River, coffee dates on Mends Street, exploring Elizabeth Quay via ferry, or simply enjoying your own space, the options are yours to explore. Embrace an easy riverside lifestyle in a secure, well-maintained complex with communal perks like a swimming pool and BBQ facilities.

**Features and Rates (Estimated):-** Internal: 104sqm | Front & Rear courtyard: 72sqm | Cars: 28sqm | Store: 5sqm | Total: 209sqm- Strata: \$1,460.40pq (Admin) + \$693.25pq (Reserve) | Council: \$2,773.25pa | Water: \$1,437pa- Securely leased for \$950 per week until 11/06/2024- Generous open-plan living adorned with gleaming Marri floorboards, seamlessly connecting to both front and rear courtyards- Well-appointed modern kitchen equipped with top-notch fixtures and fittings- Air-conditioned, oversized primary bedroom with mirrored built-in robe and ensuite- Spacious second bedroom featuring a mirrored built-in robe and air-conditioning- Second bathroom, separate laundry room, and a convenient downstairs powder room- Entertain guests in the sizable tiled front courtyard with secure street access —a perfect space for relaxation- Rear courtyard serves as an ideal clothes drying area and provides access to communal facilities- Secure parking for 2 cars and a lock-up storeroom- Resort style facilities including pool, outdoor entertaining with BBQ's -

**School Catchments:** South Perth Primary and Como Secondary College- **Closest Private Schools:** Penrhos College and Wesley College

Walking distance to fantastic amenities and attractions, including (Approximately):- 50m to Perth Zoo- 60m to closest Bus stop- 160m to The Station urban wine bar & restaurant- 260m to The Windsor Hotel- 450m to The Good Grocer South Perth- 500m to Mends Street Jetty, South Perth- 550m to Swan River foreshore- 950m to Royal Perth Golf Club

Contact Exclusive Selling Agent Kennie Chung on 0433 573 307 to arrange your inspection.

**Disclaimer:** Buyers are required to rely on their own research and complete due diligence prior to purchasing. All rates, sizes and distances are estimated and subject to change at all times without notice.