

# 107/172 Railway Parade, West Leederville, WA 6007

## Apartment For Sale

Saturday, 18 May 2024

107/172 Railway Parade, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Apartment



Brendon Habak  
0423200400



Tama MacFater  
0406282184

## Offers Above \$599,000

Nestled securely within the coveted Motive Apartments, this beautifully presented home offers a vibrant and central location, highlighted by premium finishes, an open-plan layout, and a spacious entertainer's balcony. The apartment showcases exceptional design, construction, finishes, and appliances from the award-winning developer Finbar. The open-plan layout creates a seamless flow between the lounge and dining area met by large glass sliding doors that open onto an expansive entertainer's balcony, providing views of the well-manicured complex gardens and the stunning swimming pool. This outstanding residence offers a prime West Leederville location and an unmatched buying opportunity in the Western Suburbs. Become a part of this exclusive community and enjoy the ultimate lock-up-and-leave, resort-style living now!

**Features and Rates (Estimated):-** Internal: 76sqm | Balcony: 16sqm | Cars: 13sqm | Store: 4sqm | Total: 109sqm- Strata: \$1,210.69pq (Admin) + \$317.25pq (Reserve) | Council: \$1,748.64pa | Water: \$1,374.18 pa- Currently leased until 06/04/2025 at \$630 per week- Level 5- South Facing Orientation- Build Completed: 2017- Master Suite includes built-in robes- Recessed designer LED lighting, lavish kitchen appliances including dishwasher & stone benchtops- Secure intercom access, undercover secure parking bay & 5sqm external storage room- Stainless Steel kitchen appliances- Reverse cycle air conditioning in living, Master Bedroom & 2nd Bedroom- Council: City of Cambridge- Total Strata Lots In Complex: 143- 5-star resort-style facilities including, swimming pool, pool lounge, games room, fully equipped gym, timber lined sauna, outdoor BBQ and dining area, and bar area. Walking distance to fantastic amenities and attractions, including (approximately):- 450m West Leederville School of Early Learning- 500m Holyrood Park- 500m Leederville Sporting Club- 550m Mary Street Bakery- 650m Coles West Leederville- 700m Perth Modern School- 800m to new Bob Hawke College- 800m Cambridge Medical School Contact Exclusive Selling Agent Brendon Habak on 0423 200 400 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.

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