

11/31 First Avenue, Mount Lawley, WA 6050



Apartment For Sale

Wednesday, 15 May 2024

11/31 First Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



Chris Pham
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End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 28th May 2024 at 5pm unless sold prior. Discover the perfect blend of charm and convenience in this quaint Mount Lawley apartment, ideal for first-time homebuyers or astute investors alike. Tucked away in a desirable pocket on a beautiful tree-lined street, this cozy apartment offers a relaxed, open-plan living space, well-appointed bedrooms and a charming balcony with views of lush, mature trees, providing a peaceful retreat to unwind and feel at home. Built in 1976 and situated on the first floor, this property maintains its original allure with exposed brick and retro textured ceilings, while being tastefully updated to offer a neutral, contemporary backdrop, perfect for its new owner to personalise. The kitchen is well-equipped with white cabinetry and chrome finishes, complemented with engineered timber flooring that runs throughout, presenting a warm and welcoming environment for endless relaxation or entertainment. As one of just eighteen apartments in a neat and tidy, safe and friendly complex, you'll have peace of mind while feeling a sense of community among neighbours. Located just four kilometres to the CBD, and a short bus ride or walk to the very best food and wine bars in Perth, you'll be perfectly positioned to live the ultimate inner-city lifestyle whilst enjoying the comfort of owning your own home. Being on First Avenue, you're also within a short distance to shops, local schools, beautiful parks and recreation, Edith Cowan University, and the Western Australian Academy for Performing Arts. Features you will love:

- 2 bedrooms, 1 bathroom 1st floor apartment.
- A kitchen ready for your culinary adventures, featuring a standalone oven and 4 burner gas cooktop.
- Beautifully maintained engineered timber flooring throughout the generous open-plan living.
- Spacious master bedroom and a comfortable second bedroom both featuring modern venetian blinds and built-in mirrored robes.
- Climate-controlled living area with reverse cycle air conditioning.
- Efficiently designed bathroom with storage solutions aplenty and space for your laundry appliances.
- Safe and secure, located on the first floor with a crimsafe flyscreen door.
- Sliding door opens to balcony surround by established trees and garden for extra privacy.
- A neat complex of 18 apartments built in 1976.
- 57sqm of internal living space.
- Parking in an undercover carport exclusively for apartment 11.
- School Catchment - Mount Lawley Primary School & Mount Lawley SHS.
- Council Rates: \$ 1,488.27
- Water Rates: \$1,004.29
- Strata Fees: Admin - \$523.75 Reserve - \$249.75 Total - \$773.50 per quarter

This apartment offers not only a gateway to the vibrant local scenes of Mount Lawley and Maylands, but a tranquil retreat from the busy world outside. Feel free to contact Chris Pham at 0448 777 511 or chris.pham@belleproperty.com for more details.