

**113D Tower Street, West Leederville, WA 6007**

*MOUVE*

**Sold Apartment**

Wednesday, 25 October 2023

113D Tower Street, West Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$670,000**

Imagine a private cul-de-sac setting where absolutely everything is at your beck and call and only footsteps away – so convenient in fact, that you can probably leave the car at home most of the time. This stylish and secure 2 bedroom, 2 bathroom apartment offers you all of the above and so much more, behind a remote controlled gate and a lockable complex door. One of only four residences nestled within this intimate development with, this light filled upper-level pad takes full advantage of a splendid north facing aspect and even has its own large front balcony where outdoor entertaining meets pleasant tree-lined views. The high cathedral style ceilings of an open plan living, dining and kitchen area separate the balcony from the sleeping quarters, with your own allocated undercover single car bay and adjacent lock up storeroom completing the package. Mere metres away, the nearby freeway overpass gets you across to Leederville Train Station in next to no time, as well as the heart of Oxford Street where a host of cafes, bars and restaurants await you. Make Nowhereman Brewing Co, Hylin and Besk Wine Bar your locals, with West Leederville Train Station and picturesque Lake Monger also only walking distance from your front door in their own right. Don't forget about the quality of the local schools in the area too, with the city and coast also very easily accessible from here. Seize the day, savour the lifestyle – this premier location is one that simply cannot be beaten!

**WHAT'S INSIDE\*** 2 generous sized bedrooms, 2 bathrooms\* Open-plan living, dining and kitchen area – with a soaring cathedral-style high ceiling\* Sparkling stone kitchen bench tops, alongside glass splashbacks, double sinks, soft-closing drawers, a storage pantry, an integrated range hood, DeLonghi gas-cooktop and oven appliances, a stainless steel Omega dishwasher and a Westinghouse fridge/freezer combination\* A large rear master suite with four doors of floor-to-wall-to-ceiling built-in wardrobes, plus a private ensuite bathroom that comprises of a shower, toilet, a sleek stone vanity and a skylight\* 2nd bedroom with full height built-in robes and a remote controlled Velux skylight to assist with natural illumination\* Carpeted bedrooms\* Stylish second bathroom with a stone vanity, toilet, shower and skylight of its own\* A cleverly-concealed European-style hallway laundry with a linen press and an Electrolux washer/dryer combination – hidden behind full height triple sliding doors

**WHAT'S OUTSIDE:\*** Huge private north facing entertainer's balcony with a matching ceiling to the interior, along with outdoor power points and a lovely tree lined vista in the distance\* Secure entrance

**EXTRAS:\*** Very low strata outgoings, no external strata management fees \* One of only four (4) apartments in this boutique group – two upstairs, two downstairs\* Upper-level position\* Secure lockable entry door to the complex\* Low-maintenance timber-look flooring\* Split-system air-conditioning to the living space and master suite\* Security alarm system\* Feature down lights\* Skirting boards\* Rinnai instantaneous gas hot water system\* Reticulated easy-care gardens and verge lawns\* Remote controlled driveway access gate to the rear carpark area\* Single undercover car bay\* Adjacent lock-up storeroom\* Two (2) bike racks\* Communal clothesline area\* Street parking permits available from the local council upon application

**LOCATION:\*** Short walk to the freeway overpass at the end of the cul-de-sac\* Free CAT bus into the city nearby\* Leederville Train Station only footsteps away (across the overpass)\* Easy walk into the Leederville café and restaurant strip\* Stroll to Lake Monger and even the West Leederville Community Garden\* Close to West Leederville wine bars and other bars, pubs and entertainment hotspots in neighbouring Subiaco, Mount Hawthorn, North Perth, Mount Lawley, the city, Northbridge and even Claremont\* Minutes away from shopping, top schools, the coast and so much more\* West Leederville Primary School and Bob Hawke College catchment zones

**KEY DETAILS:** Internal size - 66sqm (strata) Balcony - 14sqm Store - 4sqm Car bay - 13sqm Total area - 97sqm Council rates - Approx \$1629.24 per annum Water rates - Approx \$1354.53 per annum Contact Exclusive Selling Agents Sarah Calautti on 0437 717 177 or Troy Smith on 0414 730 273 for further details, or to book a private viewing!