

12/25 Fourth Avenue, Mount Lawley, WA 6050



Apartment For Sale

Wednesday, 24 April 2024

12/25 Fourth Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 61 m2

Type: Apartment



Craig Nathan
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UNDER CONTRACT

As low maintenance as it is open and airy, this renovated ground floor apartment in the heart of the leafy avenues offers a blend of buzzy urban city living not too far from the Beaufort Street action. Superbly laid-out - particularly its extended open plan living space - this two-bedroom, one-bathroom pad is ideal for entertaining or simply relaxing with a cup of coffee in the rear courtyard. Take it easy after a busy day, with shopping centres just a stroll away and the nightlife and cafés of Mount Lawley and Inglewood a stone's throw from your secure entry. Combining the natural, fresh hue of engineered timber flooring, quality fixtures and fittings boasting a timeless appeal and a sunny outlook evident from the minute you enter, this property is the kind of place that exudes a sense of calm. Prepare meals with ease in the updated kitchen, a sleek space replete with top and bottom cabinetry, electric oven and gas stove top. Further practical additions to this brilliant first-home buyer opportunity are a good-sized fully tiled bathroom with shower and laundry, separate WC. There's also the convenience of built-in robes in the main bedroom. There's plenty of room to move in the living/dining area and a sense of the outdoors coming in, thanks to sliding glass doors to the rear courtyard. You may be minutes from all that the city has to offer but this dwelling feels more like a haven among amongst the trees. In less than 10 minutes, walk to The Good Grocer, the popular Inglewood Hotel, Secondeli Cafe, Goodlife Gym on Beaufort Street, the open spaces of Shearn Park, or enjoy a swift, three-minute drive to Maylands Train Station. This is easy, quiet living with all the bells and whistles of urban excitement on your doorstep. Features you will love:

- Two-bedroom, one-bathroom ground floor apartment
- 1970's, red brick exterior design
- Covered courtyard with established tree's and gardens
- Two secure car bays accessible via remote control gates
- Engineered timber flooring, white Venetian blinds throughout
- Built-in robe to the main bedroom
- Modern kitchen with central island, granite bench tops, over head and bottom cabinetry, electric stove, gas 4 burner cooktop
- Renovated bathroom/laundry fully tiled with shower, vanity and separate WC
- Split-system air conditioning in the living/dining area
- School Catchment - Mount Lawley Primary School, Mount Lawley SHS and Perth College within walking distance
- Council Rates - \$1,466.51pa
- Water Rates - \$922.54pa
- Strata Fee's - \$677.78pq (\$402.78 Admin + \$275 reserve)
- Strata Area: 61m2

Secure this pocket of urban living today by connecting with Craig Nathan from Acton Belle Mount Lawley on 0407 774 594 or emailing Craig.nathan@belleproperty.com.