

**12/32 Cambridge Street, West Leederville, WA 6007**

**KIM·TURNER**  
REAL ESTATE

**Sold Apartment**

Tuesday, 14 November 2023

12/32 Cambridge Street, West Leederville, WA 6007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Sacha PopMarkov  
0411184470

**\$250,000**

While parking is provided, you don't need a car with this studio-style apartment in the Kings Complex. You can walk to the Leederville train station or bus stops (including the Green CAT bus) for easy access to the city or further afield. A 10-minute walk will see you at the West Leederville train station for a quick trip into Subi or off to Freo. Feeling peckish? Take a stroll to Railway Parade for breakfast at Hylin café or lunch at Breadboy or head just around the corner to the Bad Love Burger Co. You've got more great options along Cambridge Street and can also walk into the Leederville entertainment precinct for a meal or drink with friends. Looking enjoy some wide, open spaces and Perth's natural beauty? Hop on your bike and head off to Lake Monger or Kings Park. The home is not huge but would make a great stepping stone for someone looking to get their foot onto the property ladder - build some equity while enjoying the benefits of the location. It's also a good investment, and as well as proximity to lifestyle amenity, it is close to the Subiaco and Wembley medical precincts as well as the CBD for work. It's set on the first floor of the complex and includes an open-plan living/dining/kitchen area with timber-look flooring. The kitchen includes underbench and overhead storage, tiled splashback, freestanding cooker with gas cooktop, rangehood and fridge recess. A sliding door opens to a balcony where you can enjoy your morning coffee (or evening wine) overlooking the leafy streetscape and view of Perth's skyscrapers. There is one bedroom - and being a studio-style apartment, it doesn't have a door - and one bathroom with shower, vanity unit and toilet. The complex includes laundry facilities and a lawned area with shady trees for a bit of onsite R & R. Inside Open-plan living/dining/kitchen area with timber-look flooring and split-system airconditioning Kitchen with freestanding cooker, rangehood, underbench and overhead storage, tiled splashback and fridge recess One bedroom with timber-look flooring and robes Bathroom with shower, vanity unit and toilet Outside Kings Complex Balcony Parking for one car Laundry facilities Large block with lawn and mature, shady trees Estimated current: Rates \$1281.99 Water \$901.38 p/a Strata Levy \$756.27 p/q \*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*