

**13/7 Clifton Crescent, Mount Lawley, WA 6050**

**Apartment For Sale**

Friday, 29 March 2024



13/7 Clifton Crescent, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



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## Offers From Mid \$500,000's

This Huge 96sqm Apartment is located on the 3rd floor of the Landmark Kurrajongs Building and has recently undergone an Uncompromising refurbishment so as to boast Oversized Light filled Open Plan Living and Dining Areas, a Bespoke Modern Kitchen with Stone Benchtops, Marri finished joinery and quality Miele Appliances, 2 Double Bedrooms, 1 Bathroom and Large Twin Balconies at either end of the Dining & Living areas. This Spacious Apartment also offers Neutral Decor throughout and has the benefit of a Single lock up Garage, all of which is in a sought-after position overlooking the Popular Bowling Club and set amongst some of this areas Classic Federation Homes & only a Short Stroll from the Cafe / Restaurant / Shopping Strip. With the Aromas & Delights of the Mount Lawley & Highgate Cafe Scenes on your doorstep and easy access to the CBD, this is the Ultimate Hassle Free Lifestyle Opportunity. Title particulars: Lot 13 on Strata Plan 846 Volume/Folio 525/146A Living Area: 96sqm Total Lot Area - 112 sqm Council Rates: \$1,620 Water Rates: \$902 Strata Rates: \$1,619.64 qtr (Admin \$1,069.20, Reserve \$550.44) For Further Details and a Private Inspection please contact Agents: Brad Irving 0422 678 144 Stuart Irving 0418 920 672 [www.irvingandkeenan.com.au](http://www.irvingandkeenan.com.au)