

**13/96 Guildford Road, Mount Lawley, WA 6050**



**Apartment For Sale**

Friday, 17 May 2024

13/96 Guildford Road, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Natalie Hoyer  
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## EOI Buyers from the Mid \$300K's

No need to join a commune. Love living in an urban area for the convenience, and work opportunities? But questioning whether stumbling home after cocktails is still your thing when it comes to lifestyle? If you're feeling a pull towards more of a smoothies-by-the-pool social connection, or even casual neighbourly chats over cuppas about heirloom tomato varieties could be your jam, you've totally lucked out with this apartment. A 2x1 with room to move, it ticks the boxes for convenience with its designated parking bays, built-in storage, and location (but more on that later). It's also next level when it comes to sweet amenities that encourage a community feeling amongst residents and provide opportunity for hosting low-key get-togethers with your loved ones. Of course, you also have the option of watching spectacular sunrises from your own private balcony should you desire some solo chill time. But if you pop down to the lawn area you'll discover picnic tables and a BBQ, expansive gardens filled with veggies, herbs, and fruit trees, and a pretty wonderful view of the Swan River. The aforementioned pool is an aquatic oasis that you'll relish when springtime brings the heat again. But meanwhile, why not have a little potter around the gardens, pick some produce to share, plant some winter greens, and invite your new fave neighbours around to share delicious homemade meals? Location-wise, you're still in Mount Lawley so you don't actually have to trade your fancy footwear for a well-worn pair of Birks (unless you want to, of course)! An easy 450m will get you to the train station where you can zip into the city for work or play, and the Maylands social precinct is 800m from your door. There you'll still find all the best drinking and dining options you could ever wish for, such as Testun and Secondeli (1.2km), or Sugar Rush and Le Rebelle (1.6km), as well as cultural hotspots like the iconic Astor Theatre (1.6km). Closer still are Lyric's (750m) for brilliant live music, and Seasonal Brewing Co. (750m) for brilliant beers. Balance lively evenings out with the occasional sedate swing at the golf course (2km), nourishing brekkie at Coode St Café (450m) or revitalising run around any one of the nearby parks. Plus, the Swan River is only a stone's throw at 300m, so you can get out for some fresh air whenever you feel like it. Because sometimes a shift to a slower change of pace is just what you need. Ready to take things down a notch? Hit Natalie up now (call or email). Or rock up to the home open. \*\*\*\*\*

Buyers from the Mid \$300K's are encouraged to come and inspect this property with all offers presented as received, and responded to on our before the campaign end date of 5:00pm Wednesday the 28th May (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 94sqm Build Year: Circa 1970 Council Rates: \$1672.01 per annum approximately Water Rates: \$847.93 per annum approximately Strata Rates: \$1,170.71 per quarter (\$1,032.24 Admin Fund + \$138.47 Reserve Fund)