

**141/172 Railway Parade, West Leederville, WA 6007**



**Sold Apartment**

Saturday, 28 October 2023

141/172 Railway Parade, West Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 83 m2**

**Type: Apartment**



Meryl Carter

**\$650,000**

Experience the convenience of a city lifestyle with everything at your fingertips at Motive. This apartment is leased until the end of February 2024. Purchase now and enjoy rental income of \$550.00 per week or have a late settlement at the end of February 2024. Motive provides a resort style atmosphere, the common areas include a solar 16 metre heated swimming pool, fully equipped gym, sauna and a billiard room. Every entrance is slick and effortless, with keyless electronic entry to the ground floor lobby, and a luxurious lift up to your beautiful contemporary apartment. Open the door to stylish features such as high quality carpets, floor coverings, timber skirting and recessed LED downlights. This property is ideal for low maintenance living with a comfortable and cosy atmosphere. Open plan layout with large windows creates a safe oasis when you wish to escape the hustle and bustle. The modern and functional kitchen has built in high end appliances, stone benchtops, and LED lighting throughout. The open plan layout leads into the living and dining, featuring a sliding door that opens up to the private entertainer's balcony providing the picturesque views of the surrounding suburbs. The property boasts two lovely bedrooms, two bathrooms with the ensuite off the master. Wake up to those stunning views every morning from the balcony in the master bedroom. Generous light and modern finishes give this lock-and-leave property a bright and airy feel. Secure access through underground parking with a storage area, and equipped with an intercom system for added security. An apartment in a location and complex of this standard is an opportunity not to be missed. Important Information\* Built in 2016.\* Builder Finbar.\* Aspect is West Facing.\* Apartment 141 is on level 9 and in the North Tower 2.\* Council Rates: \$1,750.00 per annum.\* Water Rates: \$1,368.00 per annum.\* Strata Fees: \$1,162.00 per quarter. Features included but not limited to:- Entertainer's balcony with magnificent views.- Recessed designer LED lighting, lavish Blanco stainless steel kitchen appliances including cooktop, oven, integrated range-hood, dishwasher and microwave.- 2.5m high ceilings - Recessed LED downlights.- NBN ready.- Reconstituted stone benchtops.- Multi split unit reverse cycle air conditioning.- Glass splashbacks.- Secure intercom access, undercover secure parking 1 bay & 4sqm storage room in parking area.- Reverse cycle air conditioning in Living, Master Bedroom & 2nd Bedroom.- Resort-style facilities/common areas include:- Solar heated 16 metre swimming pool- Bar area- Pool lounge- Games room- Fully equipped gym- Timber lined sauna- Outdoor BBQ and dining area. Nearby Amenities- 450m West Leederville School of Early Learning- 500m Leederville Sporting Club- 550m Mary Street Bakery- 650m Coles West Leederville- 700m Perth Modern School- 800m to new Bob Hawke College- 800m Cambridge Medical School. West Leederville is an established suburb within the municipality of the Town of Cambridge. Located four kilometres from Perth, it spans two square kilometres and is bound by the Mitchell Freeway in the north and east, the railway line in the south and Lake Monger in the west. Life in West Leederville. With Leederville, Subiaco and Perth City all close by, West Leederville straddles the balance of suburban living in an urban environment to great effect. Establishments of note include the West Leederville Shopping Centre, which exists primarily to service the grocery needs of local residents, the West Leederville Community Garden and the West Leederville Railway Station. West Leederville Primary School is the suburbs local school, with numerous others nearby. Available for viewing via private appointment only by contacting Meryl Carter from Luxury Real Estate today on 0438 444 000. Information 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 rely on their own personal judgment about the information included. Luxury Real Estate Sales and its employees accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.