

**16/187 Walcott Street, Mount Lawley, WA 6050**



**Sold Unit**

Wednesday, 23 August 2023

16/187 Walcott Street, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Nigel Ross  
0892753825

**\$275,000**

Complete with ground-floor access to suit those from all walks of life, this neat and tidy 2 bedroom 1 bathroom apartment occupies a prime location close to the city and vibrant entertainment hotspots and is perfect for first-home-buyer and investor types. Forming part of the securely-gated "Clinton Court" complex, this delightful pad has its own private rear balcony for sitting and relaxing on, taking full advantage of a wonderful elevation that allows you to absorb a splendid leafy aspect at the very same time. Welcoming you inside though is a tiled open-plan kitchen, dining and living area, comprising of a Technika electric-upright cooker, a sleek stone bench top and plenty of over-head and under-bench built-in cupboard space. Both bedrooms are carpeted for comfort, inclusive of a larger master that also boasts split-system air-conditioning. The practical bathroom features a bathtub, showerhead, toilet, vanity and access to the adjacent laundry area, where you will find some extra storage. Either a short walk, drive or bus ride will get you to the buzzing Beaufort Street food and coffee precinct, North Perth's lively Angove Street strip, Northbridge's clubs and pubs, Leederville and the CBD in next-to-no time, with the likes of schools, shopping, lush local parks, community sporting facilities, Hyde Park and so much more only minutes away in their own right. The word "convenient" is an understatement, here! Contact Nigel Ross today to find out more and to register your interest today! Features include, but are not limited to: • 2 bedrooms • 1 bathroom • Gated entry into the complex • Open-plan kitchen/dining/living area • Updated kitchen • Balcony • Laundry • Split-system air-conditioning • Feature ceiling cornices and skirting boards • Security doors and screens • Established complex gardens Strata fees per qtr \$651.02 Reserve fund per qtr \$87.50