

**17/20 Pandal Ln, Perth, WA, 6000**



**Apartment For Sale**

Sunday, 7 April 2024

17/20 Pandal Ln, Perth, WA, 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Claude Iaconi  
0865000200

## SPACIOUS WITH ELEVATED GARDEN OUTLOOK IN THE UNION MALTINGS.

UNDER OFFER with Claude Iaconi | Edison Property. Seller delighted!

Step into luxury living as Claude Iaconi of Edison Property proudly presents another desirable 2x2 apartment on the CBD fringe. This exquisite residence boasts unparalleled views of a lush communal garden oasis nestled within the prestigious and highly-popular Union Maltings residential estate.

Situated on the stylish 1st floor, this apartment offers bright and spacious interiors, an entertainer's balcony, and a convenient undercover car space. Immerse yourself in the secure and rejuvenated factory complex, surrounded by meticulously landscaped grounds featuring a central swimming pool, gym, spa, and BBQ facilities.

This sensational apartment offers a breathtaking, low-maintenance lifestyle in a vibrant locale, just a stroll away from inner Perth's finest attractions. Enjoy the serene ambiance of the pool and garden, while inside, revel in the quiet, light-filled spaces of this stylish, as-new home.

### Key Features:

- 96sqm of open plan living, including a covered terrace
  - Well-designed kitchen with gas cooking and ample storage
  - Double-sized bedrooms with mirrored robes, master bedroom with ensuite
  - Roomy open plan living/dining flowing seamlessly to outdoor terrace
  - Separate euro-style internal laundry, air-conditioned
  - Secure undercover car parking and storage room
  - Renowned communal facilities: lap pool, gym, spa, sauna, history museum, residents lounge/kitchen, caretaker
  - Lease-ready for strong rental returns with low vacancy rates
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- Strata levy: \$ 1,252.91 p/qtr
  - Water rates: \$1411.19 pa
  - Shire rates: \$1878.57 pa
  - Gross Strata Area: 113m<sup>2</sup>

### Location Highlights:

- Approx. 250m to Free Cat Bus Service
- Approx. 200m to Russell Square
- Approx. 350m to The Re Store
- Approx. 100m to Robertson Park
- Approx. 375m to William Street China Town
- Approx. 550m to Central TAFE
- Approx. 700m to Perth Central Station
- Approx. 650m to IGA Beaufort St
- Approx. 1.2km to Perth CBD
- Approx. 1.7km to Elizabeth Quay

With the recent sale of 19/20 Pandal Lane in quick time, don't miss out on this prime opportunity!

For more details or to schedule a viewing, connect with Claude Iaconi, inner suburbs and Union Maltings specialist, on 0412 427 877.

Make this YOUR Maltings moment.