

**17/43 First Avenue, Mount Lawley, WA 6050**

**Apartment For Sale**

Saturday, 4 May 2024



17/43 First Avenue, Mount Lawley, WA 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Apartment**



Brad Irving

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## OFFERS FROM \$419,000

This Spacious Top Floor Corner Apartment is located within the sought after and tightly held "TAVISTOCK" complex and boasts oversized light filled open plan living and dining areas, stylish galley kitchen, 2 double bedrooms, (with built in robes to the main bedroom), a good sized combined bathroom and laundry plus a large private balcony that provides a welcoming retreat on which to relax! You will know you have found something special the moment you walk inside, and with the Mount Lawley Café Precincts all within a short stroll, life couldn't be easier! Features & Amenities include: \* Two bedrooms both (main with built in robes) \* Spacious living room and dining room, filled with natural light \* Private balcony \* Large combined bathroom & laundry \* Split system A/C in the main living area \* 1 undercover parking bay \* Beaufort Street Café Scene within 5mins walk \* Well maintained & proactive strata complex \* 10min Bus Trip to the CBD (Plus Access to Train) \* Lot Size 66sqm (plus carport) All of which makes this the Perfect first home buyer opportunity or for those "rent it out and forget it" kind of landlords... low maintenance, no hassles Title particulars: Lot 17 on Strata Plan SP3760 Volume/Folio 1448/937 Total Area 66sqm Council Rates: \$1,481.02 Water Rates: \$991.91 Strata Rates: \$819.50qtr (\$550 Admin / \$269.50 Reserve) 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)