

**17/7 Birdwood Road, Melville, WA 6156**



**Sold House**

Friday, 3 November 2023

17/7 Birdwood Road, Melville, WA 6156

**Bedrooms: 1**

**Bathrooms: 1**

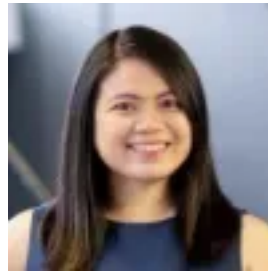
**Parkings: 1**

**Area: 96 m2**

**Type: House**



Steven Currie  
0893855559



Valerie Sim  
0893855559

## Contact agent

Please contact Steve 0413 984 569 or Valerie 0432 634 364 to organise a viewing. Conveniently nestled close to all of your everyday amenities, this stylish and modern 1 bedroom 1 bathroom apartment offers the ultimate “lock-up-and-leave” lifestyle. Located centrally with quick and direct access to shops, public transport, Perth CBD, Fremantle, and Swan River foreshore, this ground floor apartment is perfect for first home buyers, investors and downsizers. Welcoming you inside this boutique apartment is a well-proportioned open-plan living, dining and kitchen area that flows seamlessly through to a private courtyard with a storeroom for extra storage space. The bathroom is well-appointed with a shower, toilet and stone vanity, with a good-sized bedroom that is complemented by built-in wardrobes. A cleverly-concealed European-style laundry in the hallway makes the most of both the floor and wall space available to you. A remote-controlled security-access gate reveals the bonus of an allocated car parking bay. There are also allocated visitor-parking spaces out front, on the other side of the complex entry gate. Imagine living on a quiet street that is so handy to shopping and recreational facilities, as well as bus routes to Fremantle and Canning Bridge Train Station. A plethora of lush local parklands are only walking distance away, with Melville Plaza around the corner, top schools nearby, gorgeous Point Walter – and multiple riverfront picnic and cycle areas – just a short drive from your front door and even Westfield Booragoon/Garden City Shopping Centre also within arm's reach.

**PROPERTY FEATURES:**

- Low maintenance, lock and leave lifestyle
- Open plan living, dining and kitchen
- Private courtyard with storeroom
- Stone benchtops, quality stainless steel kitchen appliances
- Bedroom with built-in robes
- Reverse cycle split system air conditioning in living
- European-style laundry
- Pantry and linen storage
- Allocated car bay with remote controlled gate access
- 5 visitor parking bays

Council Rates: Approx \$1,650 per annum  
Water Rates: Approx \$943.31 per annum  
Strata rates: Approx \$468 (Admin) + \$204 (Reserve) per quarter

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.