

**2/32 Cambridge Street, West Leederville, WA 6007**



**Apartment For Sale**

Friday, 2 February 2024

2/32 Cambridge Street, West Leederville, WA 6007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 41 m2**

**Type: Apartment**



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## High \$200,000's

Welcome to 2/32 Cambridge St, nestled in the heart of West Leederville, this stylish residence offers a unique blend of urban convenience and serene outdoor living. Key Features:

- **Spacious Courtyard Escape:** Unwind in your private haven, surrounded by lush greenery and bathed in natural sunlight. This expansive courtyard is perfect for hosting gatherings, enjoying a morning coffee, or simply soaking up the West Australian sunshine.
- **Outdoor Entertaining:** The courtyard seamlessly integrates with the living spaces, creating a seamless indoor-outdoor flow. Entertain guests with ease, whether it's a barbecue under the stars or a relaxed weekend brunch in your own outdoor haven.
- **Open-Plan Living:** The interior has an open-plan layout, fostering a sense of connection between the kitchen, dining, and living areas. Large windows flood the space with natural light, enhancing the vibrant atmosphere of the home.
- **Secure Parking:** Convenience meets practicality with secure parking for your peace of mind. The location also offers easy access to public transportation, ensuring you're well-connected to the vibrant Perth lifestyle.
- **Tenant in Place:** This property comes complete with a reliable tenant, ensuring a steady return on investment from day one. Enjoy the convenience of immediate rental income while securing a stylish residence in one of Perth's most sought-after neighbourhoods.

**Location Highlights:** Situated in the desirable West Leederville neighbourhood, you're just moments away from trendy cafes, boutique shops, and the picturesque Lake Monger. Enjoy the convenience of urban living while still relishing the tranquillity of your own private courtyard retreat.

**Contact Us Today:** Don't miss the opportunity to make 2/32 Cambridge St your new home or investment! Call Farhad on 0493 682 806 to find out more about the amazing rental returns this property has on offer. Discover the perfect blend of style, convenience, and outdoor bliss in the heart of West Leederville.