

**3/17 Lake Monger Drive, West Leederville, WA 6007** **DUET**

**Sold Townhouse**

Friday, 8 September 2023

3/17 Lake Monger Drive, West Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Craig Gaspar  
0862447860

**\$985,500**

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** If you have been searching for a move-in ready, entry-level home, this West Leederville gem should be at the top of your list. Combining a privatised position with a stellar locale, this residence offers a beautifully secluded home, whilst remaining in the heart of all West Leederville's action. A fantastic illustration of purposeful design blended elegantly with a functional interior floorplan with the added benefit of being low maintenance. Offering the ultimate platform to enjoy this coveted locale, this property presents a great entry, low maintenance downsizer, or simply a savvy investment. Take hold of the 6007 lifestyle today, with this brilliantly positioned opportunity!

**THE LIFESTYLE YOU WILL LIVE** The unparalleled community feel of West Leederville is at your fingertips. Capitalising on the coveted locale of the suburb, this location is second to none. Within the West Leederville Primary and Bob Hawke College catchment, this opportunity is one not to be missed. Just footsteps from a variety of boutique cafes and eateries, weekends in West Leederville are spoilt for choice. Moments from Lake Monger, with all the world-class amenities of West Leederville just footsteps away, this elite residence offers a cultured next chapter in your property journey.

**THE DETAILS YOU WILL NEED** Total Strata Area: 255m<sup>2</sup> (94m<sup>2</sup> ground floor, 65m<sup>2</sup> first floor, 90m<sup>2</sup> courtyard, 6m<sup>2</sup> balcony) Water Rates: \$1,584.36 per annum Strata Rates: \$460.00 per quarter (Currently an additional levy of \$90 per quarter with three payments remaining)