

3/297 Vincent Street, Leederville, WA 6007

Sold Apartment

Friday, 22 March 2024

3/297 Vincent Street, Leederville, WA 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$680,000

You won't want to miss this! A fabulously chic and very stylish apartment right in the beating heart of Leederville, but on the top floor with lovely views over Leederville Oval and the treescape. You've got the best of everything, an elegant retreat with lovely light filled spacious open plan living and dining opening to a supersized north facing entertaining terrace. If you enjoy cooking then you'll whip up a storm in this modern well appointed kitchen that can easily cater for a crowd. Your blissful haven in which you can rest, relax and restore, with two ensuite bedrooms offering good separation and privacy. An enviable inner city pad with easy access to limitless entertainment, dining, drinking, sporting and cultural options. A standout contemporary urban sanctuary, perfectly designed to meet the demands of modern life. THE HOME 2 bedroom 2 bathroom Kitchen Living / dining Laundry 3 wc FEATURES Stunning, super stylish, modern top floor apartment one of just seven residential apartments in mixed use commercial / residential development Entrance foyer Glorious sun drenched interiors in a newly painted neutral palette with warm engineered timber floors High shadow line ceilings Expansive, bright, open plan living and dining with a wall of glass opening to a large entertaining terrace overlooking Leederville Sleek, modern, well appointed kitchen with charcoal and white cabinetry, Blanco 900mm oven, cooktop, concealed rangehood, dishwasher and plenty of storage space Bright and sunny master bedroom with floor to ceiling sliding doors to access balcony and privacy and blackout roller blinds Large walk in robe Elegant ensuite with full height tiling, semi frameless shower, vanity and wc Generous second bedroom with mirrored built in robes, stylish ensuite with full height tiling, semi frameless shower, vanity and wc Powder room Laundry with space for washer and dryer, laundry trough and overhead storage and cabinetry Storage to hallway Ducted reverse cycle air conditioning Video intercom OUTSIDE FEATURES Large, covered, entertaining balcony terrace with two sets of sliding doors from living and master bedroom Beautiful views over Leederville Oval, roof tops and treescape of Leederville Secure storerooms (accessed from terrace and also a second storeroom to basement) PARKING Secure undercover allocated car bay Visitor parking LOCATION Quite possibly the best located apartments in Leederville! Just metres from vibrant Oxford Street for a huge variety of cafes, bars, pubs, superb restaurants, and you can see Luna Palace Cinema from your balcony, or just pop out the front door and next door is Roasted n Toasted for coffee and breakfast! But, if you head out through the garage you land right in Electric Lane with Powells Fromagerie and Wine Bar, Servo, The Red Room, Yalla Bala, Will St, Leederville Comedy Club... Whilst the classic local favourites such as The Re Store, Cranked Coffee, Duende, Pincho's and Niche Bar can't be beaten! Exercise 24/7 at Loftus Recreation Centre across the road, stock up on essentials at The Good Grocer, and it's so easy to get to work by bus, train or bike, and the freeway entrances are super close. Walk score 94. A walker's paradise! SCHOOL CATCHMENTS West Leederville Primary School Optional Intake Mount Lawley Senior High School or Churchlands Senior High School (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020) TITLE DETAILS Lot 3 on Strata Plan 63847 Volume 2844 Folio 278 STRATA INFORMATION Internal area: 93 sq. metres Balcony: 20 sq. metres Storeroom: 2 sq. metres Basement storeroom: 5 sq. metres Carbay: 13 sq. metres Total: 133 sq. metres ESTIMATED RENTAL RETURN \$650 per week OUTGOINGS City of Vincent: \$2,017.73 / annum 23/24 Water Corporation: \$922.67 / annum 23/24 Strata Levy: \$1,524.60 / quarter Reserve Levy: \$363.00 / quarter Total Strata Levies: \$1,887.60 / quarter Water and electricity usage invoiced through strata Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.