

3/9 The Avenue, Crawley, WA 6009



Unit For Sale

Saturday, 9 March 2024

3/9 The Avenue, Crawley, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 91 m2

Type: Unit



Peter Robertson
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OFFERS INVITED CIRCA \$750K

Brilliantly located on the doorstep to great local schools, UWA, the beautiful banks of the Swan River and multiple shops and eateries, this peaceful apartment on a family-friendly street is your chance to invest in a very special area. With two-bedrooms, one-bathroom, secure parking for one and located on the first floor of a small, quiet complex, this home is all about low maintenance, convenient living. A short stroll to the main historic UWA campus, leafy parks, great swathes of riverside greenery, meandering walks, and bus stops that offer a short service to the CBD, are only a few of the benefits of this wonderful location. Inside the complex itself, find a well-maintained brick and tile, two-level complex with only six apartments. This apartment is at the front of the complex, with a large covered and tiled terrace facing west. Bright and airy, come inside to a carpeted entry that flows through to an open plan living and dining space. Adjoining is a modern kitchen with ample top and bottom cabinetry, dishwasher, electric oven and stove top, double sinks, and great pantry storage. A good-sized main bedroom features a ceiling fan and triple built-in robes, while down the hall, find bedroom two, a separate WC, fully tiled bathroom with large spa bath and inclusive shower, and huge linen with bathroom storage cabinets. Additionally, this apartment offers security screens, reticulated common garden surrounds, and electronic gate entry for residents. Ideal for a morning cup of coffee, a drink among the tall trees, or summery barbecue, the front terrace outside is perfectly shaded by the established green nature of the communal grounds and is equally super private. Essentially, this home places you in the catchment to the popular Nedlands Primary School, offers easy living, a park and riverside aspect, Steve's Hotel for handy family meals just down the road and swift access to class for university students. To view this wise Nedlands opportunity now, contact Peter Robertson on 0427 958 929. Approx Rates Council: \$1623.85 PA Water: \$1184.22 PA Strata: \$1569.13 PQ Features (but not limited to):

- 2 bedrooms, 1 bathroom (with bath)
- Spacious kitchen with double sinks, dishwasher, oven/stove/rangehood
- Ample cupboard space in kitchen and bathroom
- Open plan living and dining
- Large tiled, covered terrace
- 1 covered, secure car park
- First floor of small, quiet complex
- Carpet throughout
- Separate WC
- Ceiling fan in main bedroom
- BIR in main bedroom
- Electronic entry gate
- Secure door screen
- Well-maintained, neat, reticulated communal gardens
- Quiet, surrounded in greenery

Location (approx. distances): 50m JH Abrahams Reserve (riverside) 260m UWA 260m Steve's Hotel 400m Broadway bus stop 600m Broadway Fair Shopping Centre 650m Nedlands Primary School 1.4km Matilda Bay 2.5km Sir Charles Gairdner Hospital 6.5km Perth CBD