

**31/122 Mounts Bay Road, Perth, WA 6000**



**Apartment For Sale**

Wednesday, 13 December 2023

31/122 Mounts Bay Road, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Apartment**



Terry Lu

0410213027

## Offers From Mid \$400k's

- SPACIOUS 87SQM INTERNAL AREA- TWO BALCONIES WITH SUNNY, PARK VIEWS- FRESHLY PAINTED, READY TO MOVE IN- POTENTIAL RENT: \$750/W FURNISHED BEST VALUE here, which you will be disappointed to miss out on! Nestled at the foot of Kings Park, opposite the lake and just a short stroll to the city centre lies the 'Boronia Apartments'. If you have been searching for a spacious, sun-filled and private sanctuary with a city side location as your own residence or a next investment, then put this prestigious lifestyle on the top of your shortlist. Apt 31 on 3rd floor in Boronia complex has a spacious 87sqm of internal living space and is surrounded by every convenience the CBD lifestyle has to offer. The roomy Master Suite and 2nd bedroom come with full height mirrored built-in robe, the spacious bathroom with bath tub, and separate laundry are practical and handy. The open plan kitchen design and feature glass sliding door to the front balcony are nice bonuses. And the 2nd balcony overlook Kings Park and city lights ensures that you are cosy throughout the four seasons. Securely park your car and stroll to the City's foreshore or to the CBD for lunch, a glass of wine or world class retail shopping and conveniently located only minutes from the relaxing Elizabeth Quay waterfront precinct, trendy West Perth and Subiaco. Step outside and take easy advantage to walk, exercise or cycle to the nearby Swan River, South Perth foreshore or spend lazy days taking in the amazing native walking trails throughout Kings Park. Picture-perfect in every way!

**FEATURES:-** Level 3, 2002 built "Boronia" apartment- One secure car bay with storeroom- Freshly painted, ready to move in- Wood floorboard throughout open plan living/dining areas- Reverse cycle Air conditioning in living area- North facing front balcony with sunny aspect, off the main road- Central kitchen with granite bench tops and ample storages- Full Mirrored built in robes to both bedrooms- Spacious bathroom with bathtub- Separate laundry with washer & dryer - 2nd balcony overlooks Kings Park and City lights- Only 3 apartments per floor- Luxury Resort Style facilities including Tennis Court- Fully equipped gymnasium- Secure lobby requiring swipe access- Additional parking bay for residents with permit- Walking distance to Perth CBD, Foreshore, Shops, Cafes and Restaurants

**SIZE & OUTGOINGS:-** Internal: 87sqm, Balconies: 13sqm, Car Bay: 14sqm, Storeroom: 2sqm; Total Areas: 116sqm- Council: \$1,737 p/a, Water: \$1,252 p/a, Strata Levies: \$1454 p/q (admin + reserve)

Please call Terry Lu on 0410 213 027 for more information or to arrange a private inspection.

**DISCLAIMER:** All distances to amenities are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates.