

33/21 Northwood Street, West Leederville, WA 6007 THE PROPERTY EXCHANGE

Apartment For Sale

Tuesday, 21 May 2024

33/21 Northwood Street, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Clare Nation
0893883988

Offers over \$595,000

Perfectly poised between Subiaco, Leederville and our vibrant Perth CBD, the boutique "Fiore by Psaros" development is an impressive group of 34 apartments, spread over five levels. On the top floor sits this spacious 2 bedroom, 1 bathroom residence that benefits from a spectacular north facing aspect, as well as amazing tree lined views to the city and hills. Bathed in natural light, it offers a sense of style and sophistication that seamlessly combines with modern security and an ultra convenient location, within footsteps of absolutely everything. An enviable lifestyle beckons. THE HOME 2 bedroom 1 bathroom Living / dining / kitchen Laundry Balcony 1 wc FEATURES Sustainable complex with solar power, energy efficient lighting and energy efficient hot water High ceilings to the open plan living, dining and kitchen area Well appointed kitchen with sleek stone bench tops, double sink, tiled splashback, breakfast bar, double fridge / freezer recess, microwave nook, stainless steel Omega dishwasher, an integrated stainless steel Omega range hood, ceramic cooktop and oven Carpeted bedrooms, including a sun drenched master suite with hill, city and tree lined views, plus semi ensuite access into stylish bathroom with shower, wc and vanity A north facing tree lined vista to wake up to, from within the second bedroom Mirrored built in bedroom wardrobes Separate laundry with over head and under bench storage space Bamboo floorboards Ducted reverse cycle air conditioning Audio intercom system Secure fob access via the lobby and lift Pets allowed OUTSIDE FEATURES A large wraparound balcony off the living area, offering fabulous entertaining to a picturesque backdrop of the city, treetops and Perth's rolling hills PARKING Secure under cover single car bay and storeroom downstairs Electric car charge station to one of the allocated visitor's bays Ticketed street parking for your guests and visitors to take full advantage of LOCATION Experience the epitome of convenience in this ultra central locale, just steps away from the vibrant heart of the action. Nestled discreetly off Cambridge Street, yet embracing the essence of urban living right at your doorstep. Indulge in an abundance of nearby cafes and restaurants, with the West Leederville Shopping Centre mere moments away. Explore a plethora of dining, entertainment and shopping options in the lively neighbourhoods of Subiaco and Leederville next door, while iconic West Leederville wine bars beckon just around the corner. Seamlessly commute to the city for work via safe cycling routes, or effortlessly access the nearest bus stop and West Leederville Train Station. This is the ultimate location for those wanting to live close to it all. SCHOOL CATCHMENTS West Leederville Primary School High School Shenton College Bob Hawke College (year 7 intake started 2020) TITLE DETAILS Lot 33 on Strata Plan 68009 Volume 2913 Folio 547 ZONING Mixed use STRATA INFORMATION 90 sq. metres 34 residential apartments and 2 commercial lots to the complex ESTIMATED RENTAL RETURN \$600-\$650 per week OUTGOINGS Town of Cambridge: \$1,611.51 / annum 23/24 Water Corporation: \$1,344.78 / annum 23/24 Strata Levy: \$638.70 / quarter Reserve Levy: \$331.50 / quarter Total Strata Levies: \$970.20 / quarter 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.