

4/39 Labouchere Road, South Perth, WA 6151

Apartment For Sale

Wednesday, 22 May 2024



4/39 Labouchere Road, South Perth, WA 6151

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



John De Leo
0894884111

From \$699K

**** GRAND FIRST OPENINGS THIS WEEKEND, Saturday & Sunday, 1 to 1.45pm ****Welcome to this funky double storey 2 bedroom apartment in the vibrant and well maintained complex known as 'The Sanctuary'. Located in the heart of South Perth with everything this popular suburb has to offer at your doorstep. Perth Zoo entry just a mere 60m (approx.) away, the Mends St café strip & Windsor Hotel a very short stroll, South Perth foreshore and our incredible Swan River with ferry service also an easy walk, it really is the perfect location. You will just love the lifestyle you can enjoy here which embraces both modern living and a relaxed ambience this highly sought after suburb offers. This 2 bedroom, 2 bathroom apartment has open plan living on the ground floor with both bedrooms and laundry on the upper level. The lounge and meals area are generous in size as is the kitchen. Both bedrooms have built in robes and the bathrooms have their own toilet in each for convenience. At the bottom of the staircase there is room for a nice study nook if desired and there is also storage space under the stairs. A powder room is also a bonus and is located on the ground level making it 3 toilets in total. There is a balcony off the lounge which you can look out towards the Zoo and up towards Mends St, the perfect place to relax and unwind with a morning coffee or an evening glass of wine in hand. Other features include reverse cycle ducted air conditioning on the upper level and a split system in the lounge. The complex itself is well cared for by the strata company and owners and features an amazing outdoor area for all to enjoy. Sparkling pool with waterfall wall, common BBQ area with seating in a gazebo setting, outdoor shower and manicured gardens are a real feature of The Sanctuary and it has a very resort-style feel. This apartment has TWO allocated parking bays in the basement area of the complex and a separate storeroom too. A very secure complex with intercom, gated electronic entry off Hardy Street and there are four marked visitor bays. The apartment is currently vacant so whether you buy as an investment or to move in when ready, the choice is yours. With its super convenient location you would find a tenant easily at a great rental return too. Conservative estimated rent amount is \$750pw with others in the complex as high as \$950pw. Contact me now for more details or to book a private inspection. John De Leo, 0407 472 155, Force Real Estate. Apartment Features: 2 bedrooms 2 bathrooms 3 toilets (powder room on ground level) Built in robes Open plan living Dining area Modern kitchen Air conditioning Laundry with washer & dryer Intercom entrance Balcony - 13sqm Secure undercover car bays - allocated 2 Private storage room Complex Features: Built - 2004: Known as 'The Sanctuary South Perth' Secure & well maintained complex Pool, BBQ facilities, Gazebo seating area, outdoor shower Lovely manicured grounds Minutes/Metres to vast array of shopping, restaurants, cafes, Perth Zoo, Swan River & more Heart of the South Perth precinct Other Information: Currently vacant Strata lot size: 147sqm Living area: 117sqm (inc balcony) Council Rates: \$2773pa Water Rates: \$1420pa Strata Fees: \$2139.40pq (combined Admin & Reserve Levy)