

**40/144 Mill Point Road, South Perth, WA 6151**

ian hutchison

**Sold Apartment**

Friday, 1 September 2023

40/144 Mill Point Road, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$457,500**

Spacious 2-Bedroom Apartment This spacious 6th floor 2-bedroom apartment is securely nestled within the established "Lansdowne" complex opposite Perth Zoo on one side and the South Perth foreshore on the other - what more could you ask for! If you are looking for a very well-presented and appointed 2 bedroom 1 bathroom apartment offering a tranquil leafy aspect with stunning Swan River views, you must view this apartment. Offering a spacious open-plan living and dining area, leaving room for a potential study nook which seamlessly connects to an enclosed balcony/sunroom - with an outlook over the river which you can enjoy, the yachts floating along Crawley Bay and Melville waters. The tiled kitchen off the entry offers; tiled splashbacks, a Beko electric cooktop, a range hood, Bosch dishwasher. The master-bedroom suite - complete with mirrored "his and hers" built-in wardrobes, a ceiling fan, and split-system air-conditioning. The large second bedroom also has mirrored built in robes and a ceiling fan. There is a single carport parking bay allocated to the apartment, with access up to Level 6 via a lift from the ground floor. Just a short walk down to the vibrant Mends Street Cafes, restaurants, shops, Ferry jetty to the Elizabeth Quay, CBD, the Windsor Hotel and picturesque river foreshore parklands. Plus, easy access to public transport, Royal Perth Golf Club, the freeways - north and south, Wesley College, primary schools, UWA and Curtin University and all that the Angelo Street shopping precinct has to offer are nearby. As far as location and lifestyle goes, it simply doesn't get any better than this! Viewing is a must! For more information, please call Sharon on - 0418 928 997

**FEATURES INCLUDE:** Renovated 2-bedroom apartment  
Entry hall  
Open Plan living and dining area  
Lounge room has built-in shelving/storage space and ceiling fan  
Chef's kitchen  
Master bedroom fitted with his and hers built in robes, ceiling fan, and Reverse Cycle air-conditioning  
2nd bedroom has a ceiling fan and mirrored built-in robes  
Stylish fully tiled bathroom with a shower, toilet, and stone vanity  
Separate laundry  
Separate 2nd toilet  
Double linen press  
Wooden floors  
Security doors and screens  
Skirting boards  
Tiled balcony/sunroom entertaining area  
Refurbished complex with reticulated gardens and a communal grassed area for residents to enjoy!  
Secure uncovered parking for one car  
Multiple marked visitor-parking bays within the security of the gated complex  
Built in 1970  
6th Floor  
Internal living area of 97m<sup>2</sup>  
Quiet complex of 60  
Council Rates: \$2,366 pa  
Water Rates: \$1,244.95 pa  
Strata Levy: \$1,107.60 pq (Admin \$1,041.82 pq + Reserve \$65.78 pq)