

**44/16 Leeder Street, Glendalough, WA 6016**



**Sold Apartment**

Sunday, 13 August 2023

44/16 Leeder Street, Glendalough, WA 6016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**

**\$292,000**

Opportunity for a clever buyer. UNDER OFFER A spacious 2 bedroom 1 bathroom apartment that has just been fully painted and refurbished, located on 4th floor this North facing unit is a ripper. With loads of natural light streaming in the apartment keeps it warm & cosy in these cold months. Willandra apartments provides on site caretakers who maintain the building to an excellent standard of cleanliness. The lawns and gardens provide a lovely space to enjoy the outdoors. Visitor parking bays are also available for your guests. Apt 44 provides an internal area of 77sqm and this allows for a large living and dining area, separate kitchen, a bathroom with the convenience of laundry taps to connect a washing machine, the bedrooms are of large proportions with the main bedroom providing a walk in robe. A Brand New oven has just been installed in the kitchen. Lift access to all floors provides easy access. The building is located close to shops, easy walk to Glendalough train & bus station, and situated near the Powis Street entry to the freeway as well as being on the doorstep to Osborne park with a host of large retailers for you to access. Innaloo shopping centre is an 8 min drive away.

Features • 2 bedrooms 1 bathroom • Walk in robe to master • Brand New Whirlpool oven has just been installed • Spacious living / dining area • 77sqm of internal living + balcony of 9sqm • North facing aspect overlooking parklands • Split system A/C in living area • Separate kitchen area • Bathroom combined laundry • Separate toilet • Ideal 1st Home Owners choice, or perfect investment • Rent potential \$450 per week • 1 car bay + Visitor parking bay's • Secure entry with lift access • For Home Opens - Please call me if I am not at the front door 0419 900 747 Council Rates: \$1406.62 p/a approx. Water Rates: \$928.96 p/a approx. Strata Fees: \$742.98 per quarter Reserve Fund: \$27.32 per quarter Contact Brent Morfesse 0419 900 747 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.