

45/177 Oxford Street, Leederville, WA 6007

Apartment For Sale

Thursday, 13 June 2024



45/177 Oxford Street, Leederville, WA 6007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Zach Kouroulis
0473083665



Nik Zounis
0418913456

From \$425,000

HOME OPEN SATURDAY 15TH OF JUNE - 10:00AM - 10:45AM Entry for home open via Vincent Street. Welcome to a highly sought after Leederville lifestyle group, this spacious one-bedroom, one-bathroom apartment boasts a prime location just steps from the vibrant cosmopolitan Leederville café strip. Situated within a secure, electronically gated complex, this residence offers the perfect lock-and-leave lifestyle. Upon entry, you are greeted by a well-appointed kitchen featuring a gas cooktop and ample cupboard space. The kitchen seamlessly overlooks a spacious open living and meals area, complemented by a split system air conditioner for year-round comfort. The main bedroom includes built-in robes and access to one of the two generously sized balconies. Additionally, the apartment features a thoughtfully designed combined bathroom and laundry area. Within the complex, you will find your allocated car bay and storeroom amidst the beautifully maintained grounds. During the summer months, enjoy the stunning pool area to cool down and relax. In the heart of Leederville, this residence offers unparalleled access to vibrant café and restaurant districts, IGA supermarket, the serene Lake Monger, the dynamic lifestyle of nearby Mount Hawthorn and the convenience of the CBD right at your doorstep. This exceptional location perfectly combines the excitement of a vibrant neighbourhood with the comfort of a well-appointed home. An excellent opportunity awaits first-time homebuyers and savvy city investors alike. Contact us today to make this delightful apartment your new home. Your dream of inner-city living is now within reach. Make Your Move!!

SCHOOLS NEARBY West Leederville Primary School Aranmore Catholic College Perth Modern School

TITLE PARTICULARS Lot 45 Strata Plan 43228 Volume 2537 Folio 751 AREA Internal Unit Size: 60sqm Balcony 1: 10sqm Balcony 2: 11sqm Store Room: 3sqm Car Bay: 14sqm

OUTGOINGS Water Rates: \$1,113.30 PA Council Rates: \$1,689.55 PA Strata Admin: \$643.65 PQ Strata Reserve: \$173.25 PQ