

**46/238 Oxford Street, Leederville, WA 6007**

*MOUVE*<sup>®</sup>

**Sold Apartment**

Monday, 14 August 2023

46/238 Oxford Street, Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 173 m<sup>2</sup>**

**Type: Apartment**

**\$970,000**

Stunning tree-lined inland views complement a vibrant Leederville lifestyle as far as this impressive - 3 bedroom 2 bathroom "Aston 238" apartment is concerned, nestled only footsteps away from arguably Perth's best cafe strip and so close to absolutely everything else. A huge tiled alfresco balcony offers both private entertaining, as well as magical sunsets directly off the spacious open-plan living, dining and kitchen area. All three bedrooms are carpeted for complete comfort, including the larger master suite that also boasts a walk-in wardrobe, as well as a fully-tiled ensuite bathroom with a huge shower, toilet and twin "his and hers" stone vanities. The other bedrooms enjoy the luxury of either a mirrored built-in or walk-in robe, whilst the impeccable kitchen is well-appointed with stone bench tops of its own, alongside matching splashbacks, seemingly-endless storage options, double sinks, a gas cooktop, an under-bench oven, an integrated range hood and a dishwasher, fridge and wine fridge that are all included in the package. The complex also plays host to a communal salt-water swimming pool and alfresco/barbecue entertaining area with secure access, just like the rest of the building. There is also a resident's lounge and lifts for access up from the lobby. Simultaneously enjoying a handy proximity to surrounding entertainment hubs, as well as restaurants, shopping, retail and gourmet outlets (including the Re Store across the road), public transport, the freeway, sporting facilities and even the Perth CBD. What a spot! FEATURES YOU WILL LOVE; - Dishwasher, laundry dryer, integrated fridge and wine fridge all included - Open-plan living - Fully-tiled main bathroom with a shower, toilet and stone vanity - Balcony entertaining - Awesome views - Balcony access from the master suite - Two secure parking spaces - Ducted reverse-cycle air-conditioning - Sparkling stone bench tops throughout - Shadow-line ceiling cornices - Down lights - Feature skirting boards - Complex lounge, pool and BBQ amenities. Strata Fees \$2,340.35 Per Quarter Water Rates \$1,513.80 per year Council Rates \$2,440.52 per year Area - 173 sqm