

**5/132 Matlock Street, Mount Hawthorn, WA 6016**



**Apartment For Sale**

Tuesday, 13 February 2024

5/132 Matlock Street, Mount Hawthorn, WA 6016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Annie Kowal  
0418795654

## OFFERS

Located at 5/132 Matlock Street in Mount Hawthorn, this beautiful 2018 home boasts two generous-sized bedrooms and an oversized bathroom with ample storage space. Situated in a small boutique complex, this property is sure to appeal to a wide demographic of buyers, including young professional couples, investors, and downsizers. Key features of this property include its modern construction in 2018, its front unit positioning on level 1, and a gated secured entrance for added security. Inside, you'll find two generous-sized bedrooms with built-in robes, complimented by a well-positioned layout that offers easy access to nearby amenities such as restaurants, cafés, parks, schools, shops, and public transport. The property also features an oversized bathroom with plenty of storage, along with a single remote garage and an additional car bay conveniently located by the door. The spacious open plan kitchen, dining, and lounge areas create an inviting atmosphere, further enhanced by a study nook and high-quality kitchen appliances with stone benchtops. Other notable features include high ceilings and glass windows throughout that fill the space with natural light, and open up to connect to an outdoor private balcony. For added comfort, the property is equipped with ducted reverse cycle air conditioning. Additional amenities include secure storage, ensuring ample space for belongings, as well as the appeal of a quiet street and a wonderful neighbourhood atmosphere. Furthermore, this property falls within the catchment zone for Mount Hawthorn Primary School and Bob Hawke College, adding to its appeal for families. For more information or to secure a viewing, please contact Annie today on 0418 795 654.

**ADDITIONAL FEATURES:**

- Built 2018
- Front unit on level 1
- Gated secured entrance
- 2 generous sized bedrooms with BIR's
- Well positioned, walking distance to restaurants, cafés, parks, schools, shops and public transport
- 1 oversized bathroom with abundance of storage
- 1 single remote garage and 1 car bay by door
- Large open plan kitchen, dining and lounge
- Study nook
- Quality kitchen appliances, stone benchtops
- High ceilings
- Glass windows in every direction making this space light and bright
- Glass doors open up to connect to outdoor private balcony
- Ducted reverse cycle air conditioning
- External secure storage
- Quiet street
- Wonderful neighbourhood
- Within catchment zone for Mount Hawthorn Primary School and Bob Hawke College

**PROPERTY PARTICULARS:** Shire Rates: \$1,855.38 p/a Water Rates: \$1,263.14 p/a Strata fees: \$959 p/q City of Vincent