

5/63A Second Avenue, Mount Lawley, WA 6050



Apartment For Sale

Thursday, 30 May 2024

5/63A Second Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Natalie Hoyer
0485833539

EOI Buyers from the Mid - High \$600K's

This apartment is Chill Out + Level Up central Worries? None. Stresses? Gone. Contentedness? All yours, baby. This 2x2 apartment is so sublime you'll swear it's heaven-sent. Actually, it's so perfectly presented that perhaps it is. However it came to be, it's now your modern sanctuary, where light and space are plentiful, where sleek décor and quality kitchen appliances add sophistication, and where storage is so stealthily incorporated you won't even remember what it's like to have clutter. There's even a lovely loft, which is marvellous as guest accommodation or your own haven if you have a housemate. There's the brilliant balcony that comes complete with sunroof louvres so you seek the rays or retreat from them as you desire. And there's reverse cycle aircon to both bedrooms as well as the living space because that's just sensible really. What else could the heart want? Well... a bit of protection never goes astray. Not from Cupid's arrows or suchlike, of course. But the secure parking and building access are excellent extras that will put your mind at ease whenever you return home. Because – as we said before – this is your happy place. Why risk spoiling that? Spoil yourself instead, we reckon. Location-wise, you'll be blissfully unaware of your proximity to the Beaufort Street hustle and bustle until that urge for a great coffee or glass of wine takes hold. Emerge from your haven and head down to the street. Take your pick of bevies. And food, of course. And good company. Make your way a mere 60m to Beaufort Street and you'll be in front of Testun Bar and Secondeli Café, which (you'll soon discover if you haven't already) are local faves when it comes to brunches and late-night eats and caffeine hits and cocktails and all-round delish times. Feeling like a love-in instead? Pick up some tasty treats from the Good Grocer IGA (70m) and a bottle of your fave wine from Vintage Cellars (40m) on your way home and you're sorted. Of course, there's more to Mount Lawley than food and drink, such as the Astor Theatre (950m) and the ease of accessing public transport. But really it'd be just as easy to adore this place even if it was all about the food and drink. Ready to fill your belly and your heart? Hit Natalie up now (call or email). Or rock up to the home open. ***** Buyers from the Mid - High \$600K's are encouraged to come and inspect this property with all offers presented as received, and responded to on our before the campaign end date of 5:00pm Wednesday the 11th of June 2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: Lot size: Total 100sqm (Internal: 71sqm, Balcony: 11sqm, Carbay: 14sqm + Storeroom: 4sqm) Build Year: Circa 2017 Council Rates: \$1,761.01 per annum approximately Water Rates: \$1,353.96 per annum approximately Strata Levies: \$942.49 per quarter (Admin Levy \$631.56 + Reserve Levy \$114.00 + Lift & Garage Door Levy \$196.93)