

52 Kinninmont Avenue, Nedlands, WA 6009

KEN BAKER

Apartment For Sale

Thursday, 11 January 2024

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Bedrooms: 1

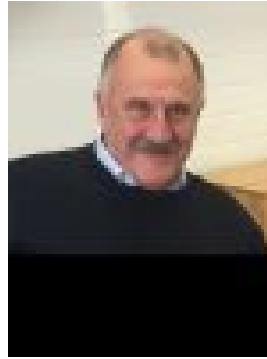
Bathrooms: 1

Parkings: 1

Type: Apartment



Yash Harrison
0410060632



Ken Baker
0418912011

Awaiting Price Guide

Discover this charming spacious apartment with its roaring high ceilings and delightful appeal all neatly tucked away in the heart of Nedlands and only a stone's throw away from University of Western Australia, local shops, cafes, and restaurants. Be captivated by this apartment's 1945 mid-century features boasting lovely entry and passageway with linen press, super huge lounge room, separate large dining room (or second bedroom/study) all flowing onto a very spacious kitchen/meal area with built in pantry cupboard. The kitchen flows seamlessly onto the laundry area with loads of space. The master bedroom is massively generous in size and nicely position opposite to the bathroom with a full-sized shower over bath arrangement. This home offers lovely flow and flexibility in the functionality and use of each room. Enjoy endless barmy summer evenings entertaining or relaxing on your front balcony/porch area overlooking the Kinninmont streetscape. The apartment is a hidden gem in a prime location in this well sought after suburb. You can leave the car at home in your exclusive use carport bay and walk, bike, or take the bus to all the local amenities. A lifestyle enhancer for any home buyer or a Blue-chip investment for any clever investor with this timeless spacious apartment in this unbeatable location. Approximate Costs 2023/2024 Council Rates \$2027 p.a. Water Rates \$836 p.a. Strata Levies \$3082 p.a. (\$770.50 per quarter)