

6/72 First Avenue, Mount Lawley, WA 6050



Unit For Sale

Friday, 24 May 2024

6/72 First Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Natalie Hoyer

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EOI Buyers from the Early \$400K's

Life looks good from the podium, winner! Congratulations! You've found your first home. And what an absolute winner it is: a fabulous 1960s apartment with timber flooring, air conditioning, quality kitchen appliances, and secure parking. And while many apartments won't win any awards when it comes to space, this one is generously sized with room for all your furniture. And room for visitors, too. Invite your nearest and dearest for a celebratory bubbly when it's time to toast to your new life. In the meantime, settle in and enjoy putting your own stamp on it. A splash of paint, some new blinds, or a few pieces of art on the walls will be the cherries on the sundae that is this already delightful treat. Best of all, the good-sized windows let in the most lovely light so no matter your style, you can totally showcase it here. Let's not overlook the rest of the complex though; the gardens and lawns are lush and well-kept so you get to enjoy all the delights of nature without having any of the stresses of garden maintenance. And it's fully fenced and secure - bonus. When it comes to scoring a brilliant first home, you've absolutely hit paydirt here. Location-wise, this apartment takes first prize for convenience, too. Within walking distance are a handful of primo cafes, parks, and shops - and even bars. Yep, Testun is only 250m away, and Bar Vino is only slightly further afield at 850m which is manageable even after a couple of your fav bevies. Mornings after call for caffeine, and it's probably Secondeli Café (250m) that'll be your first stop. Local and Aesthetic (350m) is another option, and it's across the road from Threecoins Trattoria (400m) which is a great spot for casual family dinners when you've got the desire for a good woodfired pizza. The local Good Grocer (270m) has you sorted for groceries, and if you're keen to get out in the fresh air check out Copley Park (270m) or Hamer Park Reserve (700m) for your pick of sports and recreation. This location is a total score no matter how you look at it. Ready to toast to your success? Hit Natalie up now (call or email). Or rock up to the home open. ***** Buyers from the Early \$400K'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 5th June (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Total Lot Size: 78sqm (Internal: 61sqm, Car Bay: 17sqm) Build Year: Circa 1968 Council Rates: \$1,510.04 per annum approximately Water Rates: \$1,086.02 per annum approximately Strata Levies: \$866.70 per quarter (Admin Fund \$809.55 + Sinking Fund 57.15)