

8/18 Abbotsford Street, West Leederville, WA 6007

THE PROPERTY EXCHANGE

Townhouse For Sale

Wednesday, 3 April 2024

8/18 Abbotsford Street, West Leederville, WA 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Ingrid Bradshaw
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Offers

Now this is simply fabulous and such a lucky find within this exclusive boutique development. If you love high ceilings, loads of natural light, a touch of urban industrial panache with a dash of modern style, and of course, a brilliant 'walk everywhere' location, then this is an absolute must. Entertain friends inside, ease outside to the courtyard to soak up some sun. Supremely easy to live in, supremely easy to love, with the perfect blend of urban style, convenience, and lifestyle, right in the heart of everything and there's even car parking for 2 at your door!

THE HOME 2 bedroom 2 bathroom Kitchen Living / dining Laundry / combined second bathroom 2 wc

FEATURES Modern, urban cool, industrial style townhouse in boutique group of eight Immaculately presented with a sleek contemporary vibe Steel and glass double entry doors Neutral palette throughout with beautiful timber floors Soaring double height ceilings to entrance Huge double storey wall of steel framed windows flooding open plan spaces with glorious natural light Bright and airy open plan living and dining with steel and glass double doors opening to lovely sunny courtyard, split system reverse cycle air conditioning Sleek modern kitchen with white and timber veneer cabinetry, concrete style counters and splashback, under bench oven, gas cooktop, Bosch dishwasher, casual breakfast bar seating Feature steel staircase Carpeted bedrooms and stairs Light and bright main bedroom with steel / glass door to bijou balcony, split system reverse cycle air conditioning, ceiling fan Ensuite in white and pale grey with shower, vanity and wc Second double bedroom with built in robe and large steel and glass picture window Second bathroom with shower, vanity, wc, includes laundry with dryer

OUTSIDE FEATURES Large, private entertaining courtyard Roomy lockable storeroom

PARKING Off street parking for two cars

LOCATION It's a cracker of a location. Stroll down to the end of your street and enjoy Hylin café and small bar or enjoy a short 10 minute walk to other great cafes and bakeries in Oxford Close, Northwood Street and Mary St Bakery, it simply is the best with so many choices within a 100m radius including Coles, pharmacy and newsagency. With a walk score of 88 you can walk into Leederville, Subiaco or the city, walk to the train station either Leederville or West Leederville, bike to the city or Fremantle or anywhere, and the closest bus stop is a couple of minutes' walk and take advantage of the free Green CAT bus. This is a fantastic location with easy access to freeway and tunnel.

SCHOOL CATCHMENTS West Leederville Primary School Optional intake Mount Lawley Senior High School, Churchlands Senior High School or Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020)

TITLE DETAILS Lot 8 on Strata Plan 39443 Volume 2501 Folio 825

STRATA INFORMATION Total strata area: 163 sq. metres

ZONING Mixed use

ESTIMATED RENTAL RETURN \$700 per week

OUTGOINGS Town of Cambridge: \$1,721.00 / annum 23/24 Water Corporation: \$1,393.79 / annum 23/24 Strata Levy: \$980.00 / quarter Reserve Levy: \$186.20 / quarter Total Strata Levies: \$1,166.20 / quarter (Current levies, the next AGM is due May 2024)

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.