

8/356 Oxford Street, Leederville, WA 6007

THE PROPERTY EXCHANGE

Apartment For Sale

Wednesday, 12 June 2024

8/356 Oxford Street, Leederville, WA 6007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Clare Nation
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Offers Over \$995,000

This spacious gem is far bigger and much more functional than your average apartment, this sexy, secure haven is one of just five private residential apartments that are nestled on the top floor of a boutique multi use complex. Sitting pretty at the end of the building offering quality modern living and splendid city glimpses you will enjoy the modern living this apartment has to offer. Enjoy being footsteps away from the lively Leederville and Mount Hawthorn precincts, this is the perfect combination of class and lifestyle within one of Perth's best social quarters!

THE HOME 3 bedroom 2 bathroom Living / dining / kitchen Main bathroom / laundry 2 wc 2 balcony Built approximately 2009

FEATURES Secure lift and audio visual intercom access up to the apartment on the top (second) floor of the building High ceilings Gleaming wooden floorboards Eight doors of built in storage cupboards to the entry hallway Light, bright and open plan kitchen, dining and living area with high windows, pendant lights, stylish light fittings (dining space), stone bench tops, built in breakfast bar, glass splashback, double sink, microwave nook, stainless steel Miele dishwasher and Blanco range hood, ceramic cooktop and under bench oven Huge master bedroom retreat with three sets of built in double door wardrobes, additional custom drawers Private fully tiled master ensuite bathroom, comprising of walk in shower, separate bathtub and sleek stone vanity basin and separate fully tiled wc Spacious second bedroom or potential study with carpet, built in robes and room for a two person work station Generous carpeted third bedroom with stylish light fitting, built in double robes and an extra storeroom Large fully tiled main bathroom / laundry with walk in shower, stone vanity, stone bench to the separate wash trough, over head storage cupboards and additional under bench storage cupboards A stone bench "drop zone", with a double storage cupboard in the living area Ducted and zoned reverse cycle air conditioning Feature down lights Feature ceiling cornices Skirting boards Double roller blinds

OUTSIDE FEATURES Bi fold doors seamlessly extend both the living space and master suite out to a fabulous covered front alfresco style entertaining balcony with both sunrise and sunset views, city glimpses and a splendid leafy outlook A large and enclosed side balcony off both the master suite and second bedroom, featuring adjustable louvers that encourage cross flow ventilation and allow for further magical sunsets beyond the surrounding suburban treetops External balcony power points

PARKING Remote controlled access gate off Salisbury Street into a secure under cover carpark that plays host to your two allocated car bays Off road parking bays for your guests and visitors to utilise on both neighbouring streets Lock up storeroom

LOCATION This amazing location is super central and convenient and only moments from where all of the action is. Stunningly situated close to gorgeous local parklands and superbly located between the buzz of Leederville and vibrant Mount Hawthorn, there's no end to the entertainment, dining, socialising and shopping options on offer to you, here. Sample the finest that the local cafes, restaurants and bakeries have to offer, before taking in a movie at Luna, whilst divine "foodie" treats lie in wait at The Re Store. Dinner or a late night drink might see you at Amani, Birraz Ristobar or The Cabin, with easy access to public transport, the freeway and the city simply an added bonus. Picturesque Lake Monger is just a short walk over the pedestrian bridge too, with the sprawling Britannia Road Reserve the perfect place to walk the dog.

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

TITLE DETAILS Lot 8 on Strata Plan 54731 Volume 2734 Folio 100

STRATA INFORMATION 137 sq. metres internally 19 & 21 sq. metre balconies 33 sq. metre car bays 5 sq. metre storeroom 215 sq. metres in total 5 residential apartments and 3 commercial lots to the complex

ESTIMATED RENTAL RETURN \$920 - \$980 per week

OUTGOINGS City of Vincent: \$2,133.69 / annum 23/24 Water Corporation: \$1,437.97 / annum 23/24 Strata Levy: \$1,522.50 / quarter Reserve Levy: \$210.00 / quarter Special Levy : \$210.00 / quarter (painting levy ends 31/10/24) Total Strata Levies: \$1,942.50 / quarter

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.