

8/89-91 Stirling Highway, Nedlands, WA 6009



Apartment For Sale

Wednesday, 3 April 2024

8/89-91 Stirling Highway, Nedlands, WA 6009

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Apartment



Thomas Jefferson Wedge
0865585888

From \$ 520k

THE RESIDENCE Classic pre-war 1BR Nedlands apt, opposite new Woolworths, offers cosmopolitan living with vintage flair. The location centres you in the heart of Nedlands with convenient access to: - Restaurants and cafes- Shops (Woolworths / Aldi coming soon)- Windsor Cinema- The river- Walking and cycling paths- Gyms- Kings Park- Excellent schools as well as The University of Western Australia- Hospital Zone- Transport

WHAT'S INSIDEx1 1st floor Entry Verandax1 Entrance Foyerx1 High Ceilings / Jarrah Floorboards / beautiful architravesx1 Spacious Living Room w/ Fireplace (working?)x1 Spacious Bedroom w/ BIR and private Balconyx1 Ensuite w/ Subway Tiles, bathtub and showerx1 Dining Roomx1 Kitchenx1 Sunroom / Laundry Room / Officex1 Off-street Carport Parking Spacex1 Linen CabinetLed downlight, fresh paint, recently updated instantaneous hot water system, brass fittings and fixtures, traditional doorbell, red front door w/ opaque glass..and the list goes on.

One apartment in a boutique group of 10 named "Boronia Court", this beauty has the high ceilings and Jarrah Flooring of a traditional Nedlands character home without the price tag. Step Get your foot into Nedlands and your heart into a property with some soul, and not your typical "off-the-plan" multiplex apartment where there's no room to "swing a cat" - This lovely lady won't last long.

COSTS TO CONSIDERWater Rates: \$984.18 2022/23 p/a (approx.)City of Nedlands Council Rates: \$2,157.19 2023/24 p/a (approx.)Zoning: R-AC1Primary School Catchment: Hollywood Primary SchoolSecondary School Catchments: Shenton College Heritage Listing: Municipal Inventory - Category CStrata:Admin: \$867.00 p/q (approx.) Reserve: \$1,045.00 p/q (approx.)

DATA TO DIGEST:Built: 1944Lot: 73m2 (approx.)

INVITATION TO EXPERIENCEEmbrace a lifestyle where comfort, convenience, and lifestyle converge. Presented in excellent condition, this Nedlands treasure will impress your friends and family. Call Thomas (0416 657 300) to make an offer now. Welcome home!

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