

**9/137 Cambridge Street, West Leederville, WA 6007**

THE PROPERTY EXCHANGE

**Apartment For Sale**

Wednesday, 17 April 2024

9/137 Cambridge Street, West Leederville, WA 6007

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## UNDER OFFER

A surprising sense of space combines with ample natural light delivering you this stylish top floor apartment within a secure boutique residential commercial complex. Imagine a desirable lock up and leave lifestyle where absolutely everything sits just metres from your front doorstep. A stunning south facing 180 degree balcony vista includes a snapshot of the amazing Perth city skyline, but it's the massive size of the open plan living area that will truly impress you the most. Having a separate bathroom for your guests (or partner!) is also an added bonus, along with a secure car bay and storeroom downstairs. Best of all, access from Northwood Street makes this one the ultimate surprise. Enjoy everything that Cambridge Street has to offer without the hustle and bustle!

**THE HOME** 1 bedroom 2 bathroom Kitchen / dining / living European laundry 2 wc Built approximately 2008

**FEATURES** Secure lobby and lift access up to the apartment on level two, with an audio intercom buzzer system for guests Huge open plan living and dining area that is carpeted for comfort and has split system air conditioning, as well as double blinds Bamboo flooring to the kitchen strip, where a double sink, sleek stone bench tops and a glass splashback meet a stainless steel Omega range hood, Omega ceramic cooktop and electric oven and stainless steel Bosch dishwasher An enormous carpeted six metre long (approx.) bedroom suite with split system air conditioning, built in wardrobes, balcony access, double blinds, plenty of natural light and a pleasant combination of both city and tree lined views Private master ensuite bathroom with shower, stone vanity, wc, heat lamps, under bench storage, shadow line ceiling cornices and gorgeous white plantation window shutters Stylish second bathroom with large shower, stone vanity basin, wc, heat lamp, shadow line ceiling cornices and more under bench storage space Cleverly concealed European style laundry next to the kitchen, hidden behind folding doors Side by side double linen and double pantry cupboards, off the apartment's entry Feature stepped "trio" ceiling cornices, outside of the wet areas Feature skirting boards

**OUTSIDE FEATURES** A spacious south facing entertaining balcony off the living space, complete with a sublime panoramic backdrop that consists of a lovely leafy outlook, as well as awesome city views into the Perth CBD.

**PARKING** Secure single car bay under cover Secure storeroom Off road parking bays along Cambridge Street, for your guests and visitors to utilise

**LOCATION** A super central and super convenient locale, only a matter of metres from where all the action is. Situated well back from Cambridge Street, yet with everything on your doorstep. There are cafes and restaurants in abundance nearby, with a short walk separating the apartment from the West Leederville Shopping Centre. Enjoy a vast range of dining, entertainment, shopping and socialising possibilities in both Subiaco and Leederville, with iconic West Leederville wine bars also just around the corner. You can easily and safely cycle to the city for work too, with the nearest bus stop – and West Leederville Train Station – also so effortlessly accessible.

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

**TITLE DETAILS** Lot 9 on Strata Plan 50673 Volume 2700 Folio 968

**STRATA INFORMATION** Internal area: 87 sq. metres Balcony: 22 sq. metres Carbay: 14 sq. metres Storeroom: 4 sq. metres Total area: 127 sq. metres

14 Commercial and Residential lots in total

**ESTIMATED RENTAL RETURN** \$550 - \$600 per week

**OUTGOINGS** Town of Cambridge: \$1,522.80 / annum 23/24 Water Corporation: \$1,295.71 / annum 23/24 Strata Levy: \$924.99 / quarter Reserve Levy: \$360.00 / quarter Total Strata Levies: \$1,284.99 / 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.