

12/545 William Street, Mount Lawley, WA 6050



Apartment For Sale

Wednesday, 3 July 2024

12/545 William Street, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Apartment



Scott Fletcher

0864015800

End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Wednesday 17th July at 5pm unless sold prior. Roschanmaure is a beautiful, Art Deco inspired, 3-storey building with heritage significance. Constructed in Mount Lawley in the inter-war period, this historic mid-century masterpiece exudes timeless style and charm with its symmetrical painted brick façade and striking double-height feature windows. Its name is proudly displayed in nostalgic retro font above the double door entrance, celebrating the building's unique legacy in architectural history. Comfortably secluded from the street front by mature trees and a secure palisade fence and gate, the complex comprises of twelve generous-sized apartments, with the common areas full of character - featuring wide hallways drenched in natural light, stucco plaster walls, and a sweeping staircase with a wrought iron balustrade. Unit 12 is currently rented at \$500 per week until 1st February 2025 to a fabulous tenant, who looks after the property as if it was his own. You can either move in upon the lease expiry or keep it as an investment property. Perched on the top floor, enjoying an Eastern aspect with sweeping views of the Mount Lawley treetops and distant Perth Hills, this walk-up character apartment is super unique. With 76 sqm of internal living space, all areas are well proportioned, providing a comfortable space to enjoy the ultimate low-maintenance, inner-city lifestyle. It is also one of just four units within the complex to benefit from its own lock-up, exclusive use garage - a rare luxury for an apartment of this locale. Open plan with defined spaces, the kitchen, lounge and enclosed balcony flow freely and adopt perennial design elements with Jarrah floorboards, high ceilings and oversized sash windows - inspiring a beautiful space to live, relax and entertain in style. The kitchen has been designed around functionality, providing an abundance of built-in storage, ample bench space and quality appliances, with an opportunity to make cosmetic updates to suit your personal taste. Seamlessly integrated with the kitchen, the living area is spacious, featuring modern upgrades with down-lights, a ceiling fan and decorative duck egg colour floating steel shelving and entertainment cabinet. Providing versatile use, the enclosed balcony features large open windows with a view, offering a relaxing space to read, create, work, or even dine. Both double size bedrooms offer contemporary comfort, appointed with built-in storage systems, downlights and ceiling fans. Oversized sash windows and curtains provide a soothing space to retreat from the vibrant days of urban living. Separating the bedrooms, the bathroom features a bath and shower combination with a gloss white upgraded vanity, and a separate toilet for convenience. A Mount Lawley address on the fringe of Highgate, it is a second-to-none location with restaurants, bakeries, wine bars, coffee houses and recreation at every corner. The breathtaking scenes of Hyde Park are just moments away, with the thriving Beaufort, Angove, Mary and William Streets as your local grounds. Indulge in the diverse range of food, arts and culture on offer, with your own slice of Mount Lawley history as your retreat. Just some of the features of this apartment include:

- Reliable, professional tenant paying rent at \$500 per week until the lease expiry 01/02/2025
- 2-bedroom, 1-bathroom with single lock-up car garage marked as exclusive use to unit 12.
- 3-storey art deco apartment building constructed in the 1950s, comprising of 12 apartments.
- Polished Jarrah floorboards and high ceilings throughout.
- Spacious kitchen with overhead shelving, tile splash-back, electric oven, 4 burner gas cooktop and stainless steel range-hood, plus a recess for a washing machine.
- Generous-sized lounge with down-lights, ceiling fans and fixed floating shelving and feature TV cabinet.
- 2 large bedrooms appointed with clever hidden storage, ceiling fans, downlights and open sash windows.
- The bathroom features a bath and shower combination, updated vanity, and beautiful, timber framed privacy sash window.
- A separate toilet for convenience.
- Enclosed balcony or sunroom with expansive windows, built-in desk and sweeping views of the Mount Lawley treetops through to the Perth Hills.
- Communal laundry facilities with washing lines, plus a recess for a washing machine located in the apartment's kitchen.
- Rear access to the apartment with security screen back door.
- Instant gas hot water system.
- 76sqm of internal living space PLUS 17sqm of exclusive use garage for your car (or additional storage)
- Council Rates: \$1,623.96pa
- Water Rates: \$997.38pa
- Strata Levies: \$1681.33pq

This is an exciting opportunity to buy into the vibrant lifestyle of Mount Lawley culture or invest in a sought-after location currently occupied by a professional and reliable tenant. Contact Scott Fletcher on 0412 181 122 or at scott.fletcher@belleproperty.com to learn more.