

**16/50-54 Cambridge Street, West Leederville, WA
6007**



Apartment For Sale

Monday, 1 July 2024

16/50-54 Cambridge Street, West Leederville, WA 6007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Steven Gough
0862255151

Offers from \$299,000

Discover city living at its finest in this 1 bedroom, 1 bathroom apartment situated in the much sought after and extremely popular suburb of West Leederville. Situated on the effervescent Cambridge Street with cafés, bars and restaurants at your doorstep, this apartment is sure to enliven the senses. Once you step inside this 1 x 1, the living room greets you along with size and space that will surprise even the most studious of buyers. With the fresh new kitchen situated at the rear of the apartment boasting ample cupboard space that only adds to the appeal, all the while, still being able to fit a small dining table for a relaxing dinner for two. Featuring an electric oven with a 4-burner gas cook top with rangehood that rounds out this stylish kitchen along with plenty of room for the largest of fridges. This also leads out to a lovely balcony off the rear of the apartment that further accentuates the space. This is where the coffee happens!!! The bedroom feeds off the living area which can easily accommodate a queen size bed with plenty of room for a dresser and cupboards. The ensuite is beautiful and newly renovated with a vanity, shower, internal WC and extra storage space and stunning wall tiles. The property also features a communal laundry, neatly placed outside in its own space for your convenience. Plus, there's the use of a beautiful below ground pool for those summer days where you can relax and enjoy the company of your neighbours or cool off at your own leisure. In addition, for such a low cost, you also get 1 x secure car parking bay and a location that is within easy walking distance of everything this wonderful area has to offer. For those savvy investors, the apartment is currently tenanted for \$400pw on a month-to-month basis with amazing tenants that are more than happy to stay on. Features include but not limited to:- Classic Style Apartment Complex- Open Plan Kitchen, Dining and Living- Stainless Steel Oven and Cook Top- Low Maintenance Floorboards Throughout Living Area- Tiled Kitchen and Carpeted Bedroom- Good Sized Bedroom- Bathroom Off the Main Bedroom- Broadband Internet Access- Single Car Bay- Below Ground Swimming Pool Location offers:- 450m (approx.) to Leederville Train Station- 550m (approx.) to West Leederville Train Station- 1.8km (approx.) Bob Hawke College- 1km (approx.) to Perth Modern School- 1km (approx.) to St John of God Hospital- 1.1km (approx.) to City West Centre Shopping- 2.4km (approx.) to Perth CBD Annual Rates & Levies:- Council Rates: \$1,266 p/a (approx.)- Water Rates: \$870 p/a (approx.)- Strata Levies: \$707.85 p/qtr (including Admin and Reserve Fund) Building Details:- Built 1969- 40m² Suiting downsizers, small families, first home buyers or investors, this one is not to be missed so be quick to book your private viewing with Steven Gough on 0432 705 787 today! Disclaimer: Whilst every care has been taken in the preparation of this advertisement, Prestige Property Perth cannot guarantee its complete and utter accuracy. The information is provided for general information purposes only. As a result, no warranty or representation is made as to its accuracy, and all interested parties should not place full reliance upon it, and should therefore make their own independent enquiries.