

2/36 Martin Ave, Nedlands, WA, 6009



Apartment For Sale

Sunday, 8 September 2024

2/36 Martin Ave, Nedlands, WA, 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Tony Morgan
0418900349

Spacious Character Gem

This super spacious first floor, end apartment with soaring ceilings, gleaming jarrah timber floors, decorative fireplace and impressive proportions will suit first home buyers, investors and those looking for a well-located city base.

Offering a huge inviting character-filled living room with treetop vista to Martin Avenue, exceptionally large master bedroom with built-in-robe, spacious 2nd bedroom, recently renovated bathroom with laundry facilities, spacious renovated kitchen with loads of storage, plus an additional study or 3rd bedroom.

One of 8 in "St Martin's", the apartment has a dedicated car parking bay, plus the convenience of 5 visitors bays and easy on-street parking.

This appealing apartment is enhanced by its location on the corner of tree-lined Martin Avenue, close to sought after local amenities and offering loads of lifestyle options including moments from prime shopping, cafes and restaurants, UWA, the state's major medical precinct, Perth CBD and ready access to public transport.

Promising lifestyle excellence in a blue-ribbon suburb, this is one not to miss!

"Quiet Listing" - First chance to view: Saturday, September 7th 11.00 - 11.40am.

Please call Maree Casey 0418 907 675 or Tony Morgan 0418 900 349 for further information.

Council rates: \$2,081 pa approx

Water rates: \$871 pa approx

Strata Levies: \$1,100 pq (Admin \$957, Reserve \$143)

Total Strata Area: 86 sqm (residence 73sqm, allocated car bay 13sqm)