

**22/48 Mount Street, West Perth, WA, 6005**



**Apartment For Sale**

Wednesday, 14 August 2024

22/48 Mount Street, West Perth, WA, 6005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Treetop Vistas in an Unbeatable Location

Discover a serene oasis in the heart of Perth, perfectly positioned between the dynamic bustle of the CBD and tranquil Kings Park. Situated within the sought-after 'Melford Court' designed by architects Krantz & Sheldon, awaits this oversized 1-bedroom, 1-bathroom apartment. Conveniently located just minutes from Kings Park, Jacob's Ladder, Mount Street Café, Perth CBD and easy access to all major CAT bus routes (QEII & UWA).

The heart of this home is the kitchen, a culinary enthusiast's dream, boasting a modern design with ample storage, stainless-steel built appliances, including a dishwasher, built-in fridges and freezer, and efficient gas cooking facilities. The elegant stone benchtop overlooks a spacious dining and living area, seamlessly extending to the balcony, with stunning treetop and river views.

The spacious bedroom is fitted with bespoke built in robes, ceiling fan, an abundant of natural light and offers a modern bathroom.

This apartment epitomizes convenience and comfort, ideal for the discerning city executive seeking a harmonious blend of urban vibrancy and peaceful retreat.

Located within close proximity to all local amenities, Mount Street Café, Next generation Gymnasium, Jacob's Ladder, Bob Hawke College, Subiaco Primary school and just a 5-minute walk into Perth CBD. Everything is right at your doorstep!

Don't miss this exquisite one-bedroom apartment, nestled within a peaceful and meticulously maintained complex, offers an unparalleled living experience that is not to be missed.

### Features;

- 1 bedroom with built in robes
- 1 modern bathroom
- Renovated kitchen with stainless-steel appliances, gas cooking and stone benchtop
- Open plan living/dining area
- Plantation shutters
- Balcony with treetop and river views
- Quality light fixtures and fittings
- Reverse cycle air-conditioning in living/dining area
- 2x ceiling fans
- Easy car tiles throughout
- 1 secure parking bay

### Approximate distance to;

- 100m- Jacobs Ladder
- 150m- Kings Park
- 800m- Perth Convention & Exhibition Centre
- 200m- Perth CBD
- 2.3km- Elizabeth Quay
- 2.9km- Perth Modern School
- 3.1km- Bob Hawke College
- 3.3km- St John of God
- 5km- UWA
- 4.8km- QE2/PCH

Water Rates- \$1,181.40 P/A

Council Rates- \$1,551.45 P/A

Strata Fees- \$1,144.00 P/Q