

**28/172 Railway Parade, West Leederville, WA 6007**



**Apartment For Sale**

Saturday, 29 June 2024

28/172 Railway Parade, West Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Darcy Glynn  
0893883911

## Set Date Sale

Absolutely all offers by 4.00pm Tuesday 9th July 2024. Contact Darcy for buyer feedback range

**What We Love:** Nestled in the desirable Motive Apartments, this stunning home offers a vibrant and central lifestyle with premium finishes, an open-plan layout, and a spacious entertainer's balcony. Developed by the award-winning Finbar, this apartment features exceptional design, construction, and appliances. The open-plan layout boasts a seamless flow between the lounge and dining areas, complemented by quality carpets, reverse cycle air conditioning, and elegant feature windows with high ceilings. The gourmet kitchen is equipped with top-tier appliances, a dishwasher, and stone benchtops. Large sliding glass doors open to a spacious balcony, perfect for entertaining with unbeatable city skyline views. The Master Suite is generously sized with built-in wardrobes and reverse cycle air conditioning for extra comfort. The second bedroom is light-filled and airy, also featuring built-in wardrobes and air conditioning. The chic, modern bathrooms are stylishly tiled and spacious. Enjoy the superior 5-star facilities and prime location in West Leederville, offering a fantastic lock-up-and-leave lifestyle. Experience the best in resort-style living in 2024.

**What to Know:** - Built: 2016 - Total strata area: 108m<sup>2</sup> - Internal: 82m<sup>2</sup> - Council: \$1,748.64 p/a - Water: \$1,374.18 p/a - Strata fees: \$1,463 p/q - City views - South facing - Town of Cambridge - 3 x Reverse cycle A/C - LED downlights - Dishwasher - Stone benchtops - Secure intercom access - Secure parking - Storage room - NBN ready - Swimming pool - Gym - Sauna - Entertaining area - Games room

**Location:** - 55m to Hylin - 350m to Leederville Sporting Club - 400m to Holyrood Park - 450m to West Leederville Train Station - 550m to Besk - 600m to Leederville Train Station - 600m to Mary Street Bakery - 600m to West Leederville Shopping Centre - 1.1kms to St John of God Subiaco Hospital - 1.4kms to Lake Monger - 1.4kms to Perth CBD - 1.6kms Kings Park and Botanic Garden

**Schools:** - West Leederville Primary School - Perth Modern School - Bob Hawke College - West Leederville School of Early Learning (450m) - Leederville Early Childhood Centre (800m)