

**3/13 Anderson Street, Mount Hawthorn, WA 6016**



**Apartment For Sale**

Saturday, 29 June 2024

3/13 Anderson Street, Mount Hawthorn, WA 6016

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nadija Begovich  
0417903990



Dan Broad  
0417903990

## Offers above \$649,000

The Perth Property Co. is thrilled to present 3/13 Anderson Street, Mount Hawthorn. A super convenient and stylish two bedroom, two bathroom ground floor apartment with secure off-street parking on a handy 124sqm lot that's situated in a cool urban setting. Packed with on trend style, heaps of functionality and amenities galore, and within a much-desired urban locale that's just a short stroll to an abundance of local conveniences and close to the City too, this really is an exceptional opportunity that would suit a professional couple, first-timer buyer, downsizer or investor. With a contemporary design, modern neutral décor and quality finishes throughout, it is worth exploring this magnificent abode for yourself. Your first find when you step into the open plan main living area is a functional kitchen with stone bench tops, stainless steel appliances including under bench oven, gas cooktop, rangehood, plus tiled splashback and pantry. The kitchen flows impeccably onto a welcoming and bright dining-living area with tiled floors, RC air-conditioning unit, and discrete window treatments. The courtyard is private and accessed via a glass sliding door which allows plenty of natural light to enter the space. Making your way to the accommodation and you find two good-sized bedrooms. Bedroom one has a big built-in robe, ceiling fan, and ensuite with vanity, shower, and WC. Bedroom two has a built-in robe and nearby is the bathroom which offers a vanity with ceramic basin, ceramic WC, and shower cubicle. Nearby is a convenient concealed laundry. Externally the apartment comes with a single carport in a secure complex and a storeroom. Abundant in its features and modern in design, this home, set in an accessible urban situation in a well-loved suburb with heaps of entertaining and lifestyles options nearby, is abundant in style and quality too, and is worth making time to view. Call Nadija 0417 903 990 or Dan 0422 422 216 to find out more. Other Information: Built 2015 Size 124sqm Strata fees \$315.50pp Water rates \$1296 Council rates \$TBC Approximate Distances: Glandalough Station 500m Menzies Park 800m Mt Hawthorn Hub 1.0km Perth CBD 5.9km Disclaimer: The information provided in this advertisement is for general information purposes only and is based on information provided by the Seller and may be subject to change. School zones may also change. No warranty or representation is made by the agency as to the accuracy of the above information (including school zoning) and interested parties should make their own independent enquiries.