

3/31 First Avenue, Mount Lawley, WA 6050



Apartment For Sale

Thursday, 4 July 2024

3/31 First Avenue, Mount Lawley, WA 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



Alannah Ashton
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EOI Buyers from the Early - Mid \$400K's

Zero regrets, minimal effort, totally fab. Buying your new home and feeling like you want to put your own stamp on it? Completely understandable. But also not keen to do a whole lot of renovations or repairs? Totally on the same page. This sweet 2x1 will suit you down to the ground. Literally. Forget stairs, this one's set on the ground floor of a super lovely complex so it comes complete with an undercover patio space as well as a great-sized courtyard. It's ideal for relaxing with a good book on a sunny Sunday afternoon. Daybed optional (but not really). Maybe pop some fairy lights out there too? Meanwhile, through these not-so-sunny months, there's lots of space and comfort to be found indoors as well. The renovated kitchen is super practical and even includes a dishwasher, so there's no excuse to not have mates over for a meal occasionally. The open-plan living area is roomy enough to accommodate your nearest and dearest. Plus it's a great canvas to show off your own personal style. Add art or shelves to the walls, hang curtains in your favourite colours, choose furniture and floor rugs that are so perfect that whoever enters will surely say "This is exactly how I imagined your place would look". Make this a space that feels like your ideal version of home. Because that's basically what this already is. It's already been renovated and well cared for. All it's waiting for now is... you. Location-wise, you're bang in the middle of an array of transport options and fun options. And your courtyard even has a cheeky gate entrance so you can wander off whenever you please. (Whether that's to Copley Park (350m) for a run or to Lyric's Lane (1.6km) to catch a gig is up to you.) The city is 3.4km from your place, made easy by the bus stops sprinkled along Beaufort Street and the nearby Mount Lawley train station (650m). So you can commute to and from work, enjoy nights out in Northbridge, or even head to the airport for a holiday. But in between all of that, be sure to check out the brilliant local cafes and restaurants in this much-loved suburb- and the ones around it. There's Secondeli (550m), Threecoins (700m), and Testun (500m) for bites and bevies. There's Lady Annie (900m), Local & Aesthetic (600m), and Coode Street Café (650m) for your caffeine fix. And Sherbet Bake Shop (1.6km) and Sugar & Nice (1.7km) for when you're feeling like some next-level treats. The iconic Astor Theatre (1km), everyone's fave cultural hotspot, is so close you've got no excuse to get out and enjoy some shows on the regular. You choose which ones. Because this is your place and your time to thrive. Ready to put your spin on things? Hit Alannah and Jade up now (call or email). Or rock up to the home open. *****Buyers from the Early - Mid \$400K's are encouraged to come and inspect this property with all offers presented as received, and responded to on our before the campaign end date of 5:00pm Wednesday the 17th of July (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 57sqm Build Year: Circa 1976 Council Rates: \$1,488.27 per annum approximately Water Rates: \$1,004.29 per annum approximately Strata Levies: \$777.70 per quarter (\$526.60 Admin Fund & \$251.10 Capital Works Fund)