

47/172 Railway Parade, West Leederville, WA, 6007



## Apartment For Sale

Friday, 16 August 2024

47/172 Railway Parade, West Leederville, WA, 6007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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## Prime Location Luxury apartment near Train station, Perth Modern Elite School & Lake Monger!

The prestigious Motive Apartment - 1 Bedroom, 1 Bathroom, 1 Carbay, Swimming Pool, Gym and Sauna

Home Open This Saturday and Sunday 11:00 am to 11:40am. Please gather at the front main entry door, we will take you up.

Welcome to 47/172 Railway Parade, West Leederville! This spacious and stylish 1-bedroom, 1-bathroom apartment is perfect for anyone looking to enjoy a luxurious urban lifestyle or secure a high-yield investment with a potential rental income of \$550 per week.

### Key Features:

- **Prime Location:** Nestled in the heart of West Leederville, this apartment offers unparalleled convenience with easy access to shopping, dining, and entertainment. Walking distance to the train station and an array of boutique coffee shops and restaurants. It's also close to Perth Modern the prestigious elite school.
- **Spacious Living:** Step inside to discover a bright and open living space. The modern kitchen, featuring sleek design, a stone benchtop, dishwasher, and ample storage, makes cooking a delight. The open-plan living and dining area is bathed in natural light, leading to a spacious balcony perfect for relaxation.
- **Comfortable Bedroom:** The well-appointed bedroom includes a built-in robe and ensuite bathroom, ensuring both comfort and privacy.
- **Extra Amenities:** This apartment comes with an internal laundry, reverse cycle air conditioning, and secure parking for one car. Visitor parking is also available with a 24-hour limit every 48 hours.
- **Resort-Style Facilities:** Enjoy access to fantastic communal amenities, including a solar-heated pool, sauna, pool table, and a fully equipped gym. The common kitchen and lounge area provide a great space for entertaining and creating lasting memories.
- **Quality Construction:** Located in a near-new, high-rise building, the apartment is well-insulated for maximum privacy and quiet living, even in this central location.

Don't miss the chance to own this exceptional property! Contact us today for more information or to arrange a viewing and secure your own piece of urban paradise.

Council rate: \$ 1,624 Water rate: \$ 1,356 Admin Levy: \$ 823 /Quarter Reserve Levy: \$216 /Quarter

### About West Leederville

West Leederville is an established suburb within the municipality of the Town of Cambridge. Located four kilometres from Perth, it spans two square kilometres and is bound by the Mitchell Freeway in the north and east, the railway line in the south and Lake Monger in the west.

### Life in West Leederville

With Leederville, Subiaco and Perth City all close by, West Leederville straddles the balance of suburban living in an urban environment to great effect. Establishments of note include the West Leederville Shopping Centre, which exists primarily to service the grocery needs of local residents, the West Leederville Community Garden and the West Leederville Railway Station. West Leederville Primary School is the suburbs local school, with numerous others nearby.

This property is currently tenanted with lease expiry date of Oct 30th, 2024. It is ideal for both home occupiers and

investors.

**Disclaimer:**

Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.