

# 6/194 Railway Parade, West Leederville, WA 6007

THE PROPERTY EXCHANGE

## Apartment For Sale

Monday, 1 July 2024

6/194 Railway Parade, West Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Emily Garden  
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## Early to Mid \$500,000s

This West Leederville apartment is not your run-of-the-mill apartment, not only will you fall head over heels for this top-floor sun-drenched modern apartment, but you will love living in vibrant West Leederville. This fantastic home is nestled in a boutique complex of 10 behind secure gates providing parking for 1 car, not that you will need it with public transport at your doorstep. Enjoy your morning coffee or after-work drinks at Mary Street Bakery, Hylin Café, Back Bar at Hylin or Besk Bar which are just a stroll away, you won't even need an Uber! This apartment doesn't need anything done so pack your bags and get ready to move into one of the best spots in West Leederville.

**THE HOME** 2 bedroom 1 bathroom Kitchen / dining Living Laundry 1 wc Built approximately 1981 **FEATURES** Laminate flooring to the kitchen / living / dining room New carpet to the stairs and bedrooms Freshly painted throughout Downlights to the living area and main bedroom Open plan living / dining Living room with air conditioning and access to the balcony Large, modern kitchen with stone benchtop, double sink, beautiful gloss cabinetry and huge window Laundry/butler's pantry Main bedroom with built in robes and ensuite access Second bedroom with robe and window looking out to mature trees Separate wc Security alarm Fly screens to front door and balcony **OUTSIDE FEATURES** Fabulous balcony with views over mature treetops **PARKING** One secure under cover parking space Visitor parking **LOCATION** Positioned in the heart of West Leederville; super central and convenient location second to none! There's a myriad of options here, fabulous coffee and breakfast at Hylin, Mary Street Bakery, Pearth Organic Kitchen or Aliment. An after work drink at Hylin Back Bar, Besk or JB O'Reillys. Enjoy both the vibrant Oxford Street and Rokeby Road café and shopping strips. West Leederville station is a 5 minute walk via the overpass, Leederville station just 10 minutes away, the green CAT bus is a short walk down Southport Street, you're right between Lake Monger and Kings Park and literally moments from the freeway entrance and tunnel access. **SCHOOL CATCHMENTS** West Leederville Primary School Shenton College (until Bob Hawke intake begins) Bob Hawke College (year 7 intake started 2020) **TITLE DETAILS** Lot 6 on Strata Plan 9990 Volume 1611 Folio 530 **STRATA INFORMATION** 70 sq. metres Internally 10 lots to the complex **ESTIMATED RENTAL RETURN** \$600 - \$650 per week **OUTGOINGS** Town of Cambridge: \$1,318.27 / annum 23/24 Water Corporation: \$1,014.54 / annum 23/24 Strata Levy: \$633.33 / quarter Reserve Levy: \$100.00 / quarter Total Strata Levies: \$733.33 / quarter **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract. All distances are approx.