

**6/545 William Street, Mount Lawley, WA, 6050**



**Apartment For Sale**

Friday, 16 August 2024

6/545 William Street, Mount Lawley, WA, 6050

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Scott Fletcher

## Mid-century, art deco inspired gem

A building of both historic and architectural significance, the Roschanmaure apartment complex is one of Mount Lawley's classic, mid-century art deco inspired masterpieces to come out of the inter-war period.

Hidden from the street front by mature greenery, the building's façade is a testament to the style's origins with a symmetrical white brick face and striking double-height feature windows. Its unique and timeless appeal flows through the character-filled common spaces which feature wide hallways, vintage pendant lighting, stucco plaster walls and wrought iron balustrades.

Comprising of 12 apartments, each residence is spaciouly designed and private, offering occupants their own secluded sanctuary in a vibrant, urban locale. Currently serving as a popular, eclectic inner-city Airbnb, Unit 6 offers original charm, first-floor convenience, and stunning city views from every angle, making it an obvious choice for investors and homebuyers alike. With gorgeous, green, tree-top views of Hyde Park and a stunning vista of the city skyline as a backdrop, there's a lot to love here.

Lovingly cared for, the home's heritage elements present like new, showcasing pristine retro charm with polished Jarrah floorboards and high ceilings throughout. The apartment's expansive layout features a 1-bedroom, 1-bathroom design, with a large, separate, well-equipped kitchen, open living area and adjacent sunroom, perfect as a home office, reading nook, or cosy spot to relax and nap. Separated from the main living by a gorgeous lead light feature window, this beautiful sun-infused enclosed space is finished with stylish jade tiles and a day-bed incorporating a full-sized quality single mattress. Underneath the bed, additional storage space is provided.

Features include:

- 3-storey art deco building constructed in the 1950s, comprising of 12 apartments.
- 1-bedroom, 1-bathroom first -floor apartment.
- Bonus, deep bath tub, often missing in contemporary apartments these days
- A good-sized bathroom featuring built-in storage, the original standalone vanity, and a bath & shower combination with an upgraded waterfall shower-head.
- Generous-sized kitchen in immaculate condition, with an abundance of storage and preparation space, concealed laundry nook, and a standalone oven with a 4-burner gas cooktop.<sup>[2]</sup>
- Well-proportioned master bedroom with a built-in wardrobe spanning the width of the room, a ceiling fan, blackout curtains, and decorative floating shelving.
- Spacious living room with an adjoining sunroom, featuring open windows and a stunning lead light feature, beautifully capturing the apartment's stunning western aspect.
- Communal laundry facilities with mounted clotheslines.
- Communal herb garden and vegetable patch.
- Instant gas hot water system.
- Intercom system and secure gates front and rear of building.
- Currently providing generous income via AirBnB to the current owner.
- 252 positive AirBnB ratings, and a much loved property by guests with a 4.93/5 rating.

This apartment benefits from being positioned on the rear corner, and quiet-side of the building. It is bathed in plenty of natural sunlight and enjoys a beautiful afternoon breeze, amazing sunsets, and views of the city and treetops of Hyde Park. Devine.

The building is secure with keypad controlled entry via the front gate, and intercom. Both internal and external entry and exit points provide convenient easy access to the front and rear yard of the building. The kitchen door to the fire-escape also allows a really nice cross-breeze ventilation into the apartment. Plus easy access to back yard.

Nestled in the lively heart of Mount Lawley and on the border of Highgate just minutes from Hyde Park, this exceptional location places you at the centre of a dynamic city lifestyle. With an abundance of restaurants, bakeries, wine bars, and

coffee shops at your doorstep, every corner offers something new to explore. Embrace the rich tapestry of food, art, and culture that defines this area, all while savouring the timeless appeal of your own historic Mount Lawley haven.

Here's a unique opportunity to immerse yourself in the dynamic culture of Mount Lawley or secure a smart investment in a coveted location with the opportunity to attract professional, reliable tenants well into the future. As a first home, this is perfect. It is stylish, comfortable and homely - and there's a community-feel to this building. The first to see will buy, so please act fast.

To be sold via a End Date Sale - no later than Monday 2nd September at 6pm. Absolutely ALL offers will be presented. The Seller reserves the right to sell prior to the advertised End Date.

Please contact Scott Fletcher on 0412 181 122 at anytime