

UNIT 1102/53 LABOUCHERE ROAD, South Perth, WA 6151



Apartment For Sale

Thursday, 13 June 2024

UNIT 1102/53 LABOUCHERE ROAD, South Perth, WA 6151

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$635,000

To enquire, please email or call 1300 815 051 and enter code 4264 This is truly a unique apartment. You will be pressed to find another in South Perth! Fantastic investment opportunity - currently leased at \$700pw until October '24 (potential for \$750pw). Located on the 11th floor, this apartment boasts 180 degree views to Perth city, Perth Zoo and King's Park. This large one bed one bath one car bay apartment offers a lavish lifestyle in one of South Perth's most sought-after buildings 'Pinnacle Apartments'. European appliances compliment the gourmet kitchen with plenty of storage featuring caesarstone bench tops and Fisher & Paykel Double Dish Drawers. The apartment boasts a separate laundry with caesarstone bench tops and more storage. The bright open plan living area with timber floorboards, opens up to a large entertainers balcony. The apartment features reverse cycle air-conditioning, a built in workstation, secure remote access to the building, video intercom, rubbish chute, a large 5m2 storeroom, resort style facilities including a swimming pool and a fully equipped gym. The main bedroom has floor to ceiling mirrored robe doors with ample storage and also has direct balcony access with fabulous views! Public transport is less than 100m from home and just a short stroll from the Mends Street cafe strip including the historic Windsor Hotel, The Station, Atomic Coffee Lounge, IGA Good Grocer & a host of other amenities and dining options. Angelo Street cafe precinct is also close by with Coles and a wide selection of dining options and other great amenities. The interior of the Pinnacle Apartment building is designed to minimize energy costs, with highly efficient solar and thermal performance throughout the complex. Technology includes an apartment communication patch panel and each apartment is smart wired for services such as Foxtel and NBN. Security access is paramount and controlled with CCTV at the main entry points. Council Rates: \$2307 p.a. Water Rates: \$1300 p.a. Strata Levies: \$1774.95 p.q (general & reserve fund) To enquire, please email or call 1300 815 051 and enter code 4264