

**35/26 Stanley St, Mount Lawley, WA, 6050**



**Unit For Sale**

Tuesday, 1 October 2024

35/26 Stanley St, Mount Lawley, WA, 6050

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Bradley  
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## **NEST OR INVEST!!!**

Welcome to your perfect urban retreat in the heart of Mount Lawley!! This charming one-bedroom, one-bathroom apartment offers a cozy and modern living space, ideal for singles or couples looking for comfort and convenience.

Located in one of Perth's most desirable suburbs, this apartment places you right in the midst of Mount Lawley's vibrant lifestyle. You'll find an array of cafés, restaurants, boutique shops, and entertainment venues just moments from your doorstep, making it easy to indulge in everything the bustling Beaufort Street strip has to offer. Whether you're meeting friends for a coffee, enjoying a night out, or shopping for unique finds, Mount Lawley's lively atmosphere is perfect for those who love city living.

In addition to its entertainment options, Mount Lawley offers excellent connectivity to Perth's CBD, with convenient public transport links and quick access to major roadways. You'll enjoy the balance of a peaceful residential neighbourhood and the energy of an urban hub, making this apartment an ideal choice for those who seek both tranquillity and excitement. Don't miss the opportunity to secure a stylish home in a location that truly has it all!

This property is currently leased at \$370 p/wk until April 2025. The expected rental return therefore after is approximately \$470p/wk.

For more information, or to organise a viewing for this property please call Tom Bradley on 0457 568 640.

Council rates - \$1710 p/yr (approx)

Water rates - \$734 p/yr (approx)

Strata - \$1345 p/qtr