

17/401 Oxford Street, Mount Hawthorn, WA, 6016



Apartment For Sale

Friday, 15 November 2024

17/401 Oxford Street, Mount Hawthorn, WA, 6016

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment

A secluded sanctuary on the city's edge

END DATE SALE - Absolutely ALL OFFERS to be presented by Tuesday 26th November 2024 at 5pm unless sold prior.

Live a life of luxury and leisure at the top end of Oxford Street, perfectly nestled between the lively retail heart of Leederville and the laid-back charm of Mount Hawthorn. An apartment so secluded within a boutique complex of 10 residential units and 7 commercial spaces, you'd never guess the vibrant city life waiting just beyond your doorstep. Showcasing a chic, open-plan loft layout with generous proportions, it offers 3 bedrooms, 2 bathrooms, and flexible indoor-outdoor living areas with a quiet, west-facing aspect.

Step outside to start your day with a Yelo coffee or wind down with a signature cocktail at Casa. Savour long, balmy summer nights with street food and live music at the Hawkers Markets in Axford Park. Walk to one of Perth's most beloved Italian eateries, Spritz, to enjoy a night of authentic flavours and warm hospitality. Or relax in yesteryear charm at nearby local icons like the Paddington Ale House or The Oxford Hotel.

Featuring an impressive double-height ceiling with highlight windows, full-width glazing that seamlessly merges indoors and out, and a skylight stretching the length of the room, the design maximises natural light and space creating effortless inner-city living and entertaining. Every detail has been thoughtfully crafted in a sleek, contemporary style, offering a timeless and refined finish for lasting elegance and comfort. Combining intelligent uses of space and smart storage solutions, it perfectly embodies the essence of minimalistic living.

At the heart of the home, a classic, centrally positioned kitchen and generous dining and living space extend to the expansive terrace. Blending modern design with a touch of organic warmth, the kitchen harmonises rich timber cabinetry with durable granite benchtops, accented with a stunning green subway tile splashback for a high-end finish. Thoughtfully integrated, the newly upgraded laundry nook is a stylish extension of the kitchen, featuring chic green cabinetry, timber benchtops, and sleek black hardware.

Each of the three bedrooms are generously proportioned, offering adaptable spaces that cater to your lifestyle needs. A ground-floor bedroom, complete with a built-in robe, serves perfectly as either a cosy guest room or a functional home office. Upstairs, the secondary bedroom features a versatile storage area, currently used as a spacious study nook, with convenient access to the main bathroom. And the master suite is a true sanctuary, offering exceptional comfort with its expansive bathroom, built-in robe, and calming treetop views that lend a sense of tranquillity.

Discover executive living on Oxford Street, where the vibrant energy of city fringe life surrounds you with boutique retailers, world-class dining, and urban conveniences at your doorstep. This prime location offers ultimate ease, with The Mezz and Revo just a short five-minute walk away. Along with seamless connectivity, with quick access to Perth's beautiful coastline via Scarborough Beach Road, and a bus stop right outside ready to take you directly to the CBD and beyond.

Features include:

- 3-bedroom, 2-bathroom apartment in a boutique mixed-use complex.
- 1 street parking permit through the City of Vincent, 1 dedicated bay within a secure electric gate, plus additional resident and visitor parking easily accessed via the rear laneway.
- Beautifully finished kitchen with granite benchtops and quality appliances including a Whirlpool stainless steel dishwasher, 600 mm oven, and a 4-burner electric cooktop.
- Stylish laundry nook with plenty of storage, a sink, and a recess for a front load washing machine.
- An expansive and secluded open-air west-facing terrace with suburban treetop vistas that are protected by building height restrictions.
- The main bathroom features a classic design with timber cabinetry and granite benchtops, a glass shower, and toilet.
- The master bedroom features a large ensuite with a separate W/C, and an oversized shower with subway tiles,

complete with considerable storage including a wide sliding mirrored robe.

- Timber floorboards and neutral, luxurious window coverings throughout.
- Split system air conditioning to the master bedroom and reverse cycle ducted air conditioning throughout.
- Concealed electric hot water system.
- Proactive strata management with a comprehensive plan in place to be executed with already-raised funds.
- Secure storage unit in the basement.
- Situated within the highly desirable Bob Hawke College and Mount Hawthorn Primary School catchment areas.
- Water Rates: \$1,437.97 per annum.
- Council Rates: \$2,220.09 per annum.
- Strata Fees:
Admin - \$1,760.55 per quarter
Reserve - \$2,178.00 per quarter