

27/177 Oxford Street, Leederville, WA, 6007

THE PROPERTY EXCHANGE

Apartment For Sale

Tuesday, 26 November 2024

27/177 Oxford Street, Leederville, WA, 6007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Ingrid Bradshaw

Best of both worlds

Please enter via 'Oxford Lane' entrance on Vincent Street opposite IGA

It's all about space, style and sunshine in this fabulous apartment situated in possibly the most vibrant convenient location in Leederville. You've got the best of everything here, a stylish retreat with lovely light filled open plan living and dining opening to a supersized south facing entertaining terrace style balcony with a gloriously leafy tree offering both privacy and a lovely connection to nature, a haven in which you can relax, rest and restore, and an enviable inner city abode with easy access to limitless entertainment, dining, drinking, sporting and cultural options. And as a bonus, flexibility is key with the option to use the 3rd bedroom as a work from home space. A standout urban sanctuary; an absolute winner in the lifestyle stakes; perfectly designed to meet the demands of modern life on the café strip.

THE HOME

3 bedroom

2 bathroom

Kitchen / dining

Living

Laundry / combined bathroom

2 wc

FEATURES

Modern, fabulous supersized apartment in secure complex right in the heart of Leederville

Private, secure entry

Presented to delight with a fabulous spacious free flowing interior

High ceilings

Generous, natural light filled open plan living and dining, floor to ceiling windows and sliding door access to a supersized terrace style balcony in the trees a perfect alfresco setting

Gas point to living

Split system reverse cycle air conditioning to living/dining/kitchen

Modern, well appointed kitchen with dark blue veneer cabinetry, wood look counters, gas cooktop, underbench oven, dishwasher, plenty of prep and storage space

Generous, bright and sunny main bedroom with big window and door to second balcony, floor to ceiling built in robe, split system reverse cycle air conditioning with a lovely leafy outlook

Ensuite with single vanity, shower, wc

Second generous queen bedroom with sliding door to second balcony, floor to ceiling built in robe

Third light and airy bedroom / home office with built in robes / storage

Spacious main bathroom with single vanity with abundant counter space, shower over bath, integrated / concealed laundry with space for washer and dryer, laundry trough and cabinet

Linen cupboard in hallway

Intercom

OUTSIDE FEATURES

Huge alfresco terraced style balcony in the trees offering privacy and lovely landscaped central garden and stunning water feature views

Second private balcony accessed from main and second bedroom

Resident's pool and alfresco entertaining area

Beautifully landscaped gardens

Entry from both Oxford Street, Vincent Street and Stamford Street

Secure storeroom

PARKING

Allocated undercover car bay for 2 cars side by side

Visitors bays available

LOCATION

Quite possibly the best located apartments in Leederville. A truly walk everywhere, throw away your car keys spot to live. Step straight out to Oxford St for a huge variety of cafes, bars, pubs and superb restaurants and just around the corner from the vibrant Electric Lane development. A short stroll to Leederville station, 24hr Good Grocer IGA, Luna Cinemas, Lake Monger, the gym at Leederville Rec Centre and Beatty Park. Plus it's easy to get into the CBD – by bus, train, bike and the freeway entries are super close. Walk score 91/100 super walkable

TITLE DETAILS

Lot 27 on Strata Plan 43228

Volume 2537 Folio 733

STRATA INFORMATION

99 sq. metres internally

18 sq. metres balcony 1

6 sq. metres balcony 2

27 sq. metres car bays

2 sq. metres storeroom

152 sq. metres in total

ESTIMATED RENTAL RETURN

\$750 - \$800 per week

OUTGOINGS

City of Vincent: \$2,244.22 / annum 24/25

Water Corporation: \$1,449.24 / annum 23/24

Strata Levy: \$1,090.10 / quarter

Reserve Levy: \$275.55 / quarter

Total Strata Levies: \$1,365.65 / quarter

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