

4/96 Guildford Road, Mount Lawley, WA, 6050



Apartment For Sale

Tuesday, 26 November 2024

4/96 Guildford Road, Mount Lawley, WA, 6050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Ground Floor w River Views

Do not miss this spacious ground floor 2-bedroom, 1-bathroom apartment superbly located close to and looking over the magnificent Swan River. Cycling and walk paths to the city, bus stop outside the complex and close proximity to numerous cafes, bars, shops, and train station.

This is rare chance to enter the Mount Lawley market at entry level.

Features at a glance:

Spacious open plan kitchen and living area with R/C air con

Kitchen with ample light, oven/cooktop, river views.

Internal laundry area w plenty of storage

Large main bedroom w built in robes

Spacious second bedroom w built in robes

Bathroom with vanity, shower, and bath

Separate toilet

Front grass area and garden

Car park at your door

Instant income for investors, with tenancy in place.

Strata levies: \$995/q

Special levies: \$136/q

Water rates: \$927.64/a

Council rates: \$1,672.01/a

94sqm living area

Build Yr: 1970

The Gables is an iconic Mount Lawley apartment complex with gated parking, secure complex with lift facilities and a large below ground pool for the occupants. BBQ/picnic area overlooking the magnificent Swan River and views of Optus Stadium.

This is a great first home, downsizer or superb investment. Ground floor apartments are rare, enquire today, jason@empireproperty.com.au or call on 0450 041 157.

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