

6/177 Oxford St, Leederville, WA, 6007

Apartment For Sale

Wednesday, 20 November 2024

6/177 Oxford St, Leederville, WA, 6007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ingrid Bradshaw

Live your best Leederville life

Be the envy of your friends. Live at the centre of everything in this fantastic well designed spacious apartment in a brilliantly convenient central spot in Leederville. A stylish, urban sanctuary with a fabulous, oversized balcony, a brilliant 'walk everywhere' location, and amenities galore within a 100m radius. A quiet moment's retreat on your balcony in the treetops? Or a night out in Leederville with friends? You're in the best spot for both. And at the end of a long day, well, there's plenty of space to rest, relax and restore, both inside and out. A supremely easy to live in apartment with the perfect blend of convenience, lifestyle and location. An obvious choice!

THE HOME

2 bedroom

2 bathroom

Kitchen / dining

Living

Laundry / bathroom

2 wc

FEATURES

Modern apartment in secure complex right in the heart of Leederville

Private, secure entry

Newly painted throughout

Carpet to living areas and bedrooms

High ceilings

Generous, natural light filled open plan living and dining, floor to ceiling windows and sliding door access to huge balcony

Gas point to living

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

Modern, well appointed kitchen with timber veneer cabinetry, white counters, gas cooktop, Bosch underbench oven, Bosch dishwasher, plenty of prep and storage space

Utility balcony with privacy screening

Generous main bedroom with sliding door to balcony, floor to ceiling built in robe, lovely leafy outlook

Ensuite with timber veneer vanity, shower, wc

Second spacious queen bedroom with sliding door to balcony, floor to ceiling built in robe, leafy outlook

Ensuite with single vanity, shower over bath, integrated laundry with space for washer and dryer, laundry trough and cabinet

Linen to hallway

Intercom

As part of a mixed use residential / commercial development

OUTSIDE FEATURES

Great sized alfresco balcony with leafy tree and rooftop views

Resident's pool and alfresco entertaining area

Beautifully landscaped gardens

Secure storeroom

PARKING

Allocated undercover car bay

Visitors parking available

LOCATION

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 just are super close. Walk score 91/100 – Super walkable.

TITLE DETAILS

Lot 6 on Strata Plan 43228

Volume 2537 Folio 712

STRATA INFORMATION

85 sq. metres internally

23 sq. metres balcony

15 sq. metres car bay

2 sq. metres storeroom

125 sq. metres in total

ESTIMATED RENTAL RETURN

\$650 per week

OUTGOINGS

City of Vincent: \$2,099.79 / annum 24/25

Water Corporation: \$1,364.39 / annum 23/24

Strata Levy: \$920.35 / quarter

Reserve Levy: \$232.65 / quarter

Total Strata Levies: \$1,153.00 / quarter

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