

**8/96 Guildford Rd, Mount Lawley, WA, 6050**

**Apartment For Sale**

Tuesday, 26 November 2024

8/96 Guildford Rd, Mount Lawley, WA, 6050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Carlos Lehn  
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## NEAR-CITY GROUND-FLOOR OASIS

This supersized ground-floor apartment offers an impressive 78sqm of spacious internal living and even has its own entrance through established greenery.

With incredible proportions, abundant glass framing views of the greenery, air-conditioning, built-in robes in the main bedroom, an outdoor sitting area and an expansive open-plan living space that even accommodates a home office, this apartment truly impresses.

Set in a sought-after complex, enjoy resort-style amenities including a sparkling swimming pool, BBQ facilities and a communal vegetable garden. A private gate leads directly to Bardon Park, where riverside trails await, guiding you to East Perth and beyond.

Perfectly positioned, this home is just a short stroll to Maylands' vibrant cafes, shops, and public transport options, with a bus stop outside the complex and easy access to the train station.

This is the epitome of convenient, low-maintenance living in an enviable location.

Vacant and ready for you or a tenant to move in straight after settlement!

Council rates: \$1,732.26 P/A

Water rates: \$814.31 P/A

Strata rates:

Admin - \$862.32 P/Q

Sinking - \$118.57 P/Q