

Sold



Unit 121, 172 Railway Pde, West Leederville



## As New Trendy Apartment

Situated within trendy and superbly located Motive apartment complex awaits this stunning 2 bedroom, 2 bathroom 7th floor lock n' leave lifestyle in desirable West Leederville on the fringe of Subiaco and the city.

All your needs are catered for within this secure modern complex with underground parking, residents lounge with kitchen, games room with pool table, fully equipped gym, 16m swimming pool, sauna and outdoor entertaining area with kitchen.

The spacious apartment boasts an abundance of natural light, elevated tree top views towards Perth Modern and Subiaco, brand new hybrid timber flooring, brand new carpet to bedrooms, LED lights fittings and a superb chef's kitchen equipped with the latest quality Blanco appliances, glass splash back and stone bench-tops.

Through the open plan living area large double glazed glass sliding doors escort you to your very own exclusive 15 sqm balcony with pool and elevated panorama treetop views. The apartment represents contemporary living at its finest!

Location is unbeatable here, ideally situated close to various local amenities

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27957
<b>Floor Area</b>	112 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
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08 9207 2088

**XCEED**   
REAL ESTATE

including Leederville Train Station, a number of highly regarded schools including Bob Hawke College, West Leederville Primary and Perth Modern, and vibrant Railway Parade local café & restaurant strip.

For further details or to arrange a private viewing appointment please call IAN FATHARLY on 0411 886 183.

#### PROPERTY FEATURES

- Open plan kitchen/living area
- Chef's kitchen with stone bench tops, Blanco appliances, dishwasher, electric glass-top hotplate, glass splashback and built-in microwave
- Brand new hybrid flooring
- Large master bedroom with new carpets, built- in robe, ensuite with stone vanity, glass screen shower and sliding door access to balcony.
- Second bedroom with new carpets and built-in robe
- Second bathroom with fitted laundry, stone vanity and spacious glass screen shower and clothes dryer
- Modern colour scheme throughout-freshly painted
- 3 reverse cycle split systems
- Double glazed windows for year round comfort and energy efficiency
- Double power points throughout
- Intercom entry system
- Private 15 sqm balcony

#### COMPLEX FEATURES;

- Fully equipped gym
- Underground parking
- Storeroom
- Residents lounge
- Games room with pool table
- 16m swimming pool
- Outdoor entertaining area and kitchen

#### LOCATION approx. distances

- 800m West Leederville Train Station
- 1.2km Perth Modern School
- 1.5km St John of God Hospital
- 2.1km Bob Hawke College
- 3.1km Perth CBD

Council Rates- \$1,741.57

Water Rates- \$1,410.00

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