

Sold



3, 318 Oxford Street, Leederville



## Pristine & Private Trendy Townhouse

Under Offer First Weekend-Multiple Offers Received

Situated in a prime location in sought after Leederville awaits this pristine 2 bedroom, 2 bathroom sun-drenched townhouse designed for privacy and low maintenance living. This beautifully renovated property has undergone a recent transformation, boasting freshly painted walls & ceilings, new flooring and stylish window treatments.

Step inside and be greeted by a light & inviting living space which integrates perfectly with the spacious kitchen, dining and alfresco areas. The upgraded kitchen features ample bench space, loads of cupboards and brand new gas cook-top & under counter oven. Whether you're preparing a quick meal or cooking for a dinner party, this space will inspire your culinary creativity and host your family & friends in style!

As you make your way upstairs, you'll find two generous Queen-sized bedrooms (master with walk-in robe & balcony) each boasting their own spacious ensuite bathrooms and a separate powder room.

This desirable home, set back from the street for peace & quiet, boasts a private, sunny courtyard providing the perfect space for outdoor entertaining or a tranquil retreat. Externally there is a lock-up 3 sqm store area and secure double-parking bay (one under cover) behind an electric gate.

Embrace the lock & leave convenience with minimal upkeep required,

2 2 2

**Price** SOLD for \$690,000

**Property Type** Residential

**Property ID** 29037

### 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

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REAL ESTATE

allowing you to spend more time enjoying the vibrant Leederville and Perth CBD lifestyle. You'll have an abundance of amenities right at your doorstep. Explore the trendy cafes, boutique shops, and bustling nightlife that make this area so desirable. Enjoy leisurely walks in the nearby parks or take advantage of the excellent public transport links.

Don't miss out on this opportunity to own this beautifully renovated, trendy townhouse- suitable for owner occupiers and investors alike.

For further details or to arrange a private inspection please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au).

#### PROPERTY FEATURES

- 2 spacious Queen sized bedrooms featuring walk-in robe and balcony to master, mirrored door built-in robe to bedroom 2 and new day & night blinds
- 2 spacious ensuite bathrooms- to both bedrooms
- Wide staircase with open light filled void
- Upgraded kitchen with ample bench space & storage and new appliances
- 3 x reverse cycle split system air-conditioning systems
- Freshly painted throughout
- Brand new flooring and carpet
- Store area under stairs
- Efficient instant gas hot water heater
- Laundry area behind cupboard doors with wash basin
- Light filled meals and living area seamlessly flows onto the rear private courtyard/entertaining area via sliding doors
- Low maintenance garden
- Double secure parking bay behind electric gate-one covered (tandem)
- 3 sqm store room
- Small complex of only 6

#### LOCATION HIGHLIGHTS- Approximate distance to;

- 300m- Brentham Reserve
- 300m- Oxford Street Strip with shops, restaurants, cafes and bars
- 450m- Aranmore Catholic College
- 600m- Aranmore Catholic Primary School
- 600m- North Metropolitan TAFE
- 850m- Britannia Road Reserve
- 900m- 24-hour IGA
- 1.2km- Leederville Oval
- 1.2km- Leederville Train Station
- 1.7km- Beatty Park Leisure Centre
- 1.8km- The Mezz
- 4.4km- Perth CBD

Council Rates- \$1,803.42 p/a

Water Rates- \$1,285.59 p/a

Strata Fees- \$846.00 p/q

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*