

Sold



2, 48 Mount Street, West Perth



## Inner City Gem

Situated within the sought-after 'Melford Court' designed by architects Krantz & Sheldon, awaits this 2-bedroom, 1-bathroom ground floor apartment. Conveniently located just minutes from Kings Park, Jacob's Ladder, Mount Street Café, Perth CBD and easy access to all major CAT bus routes (QEI & UWA).

This chic inner city gem has been freshly painted throughout and boasts a renovated kitchen with gas cooktop, ample storage and breakfast bar which seamlessly flows into the open plan living/dining area offering an abundance of natural light. Both bedrooms are spacious and feature mirrored built-in-robos.

Outside you will find a small private courtyard with a leafy outlook to the manicured gardens: the perfect place to relax and unwind after a long day. Located within close proximity to all local amenities, Mount Street Café, Next generation Gymnasium, Jacob's Ladder, Bob Hawke College, Subiaco Primary school and just a 5-minute walk into Perth CBD. Everything is right at your doorstep!

This low maintenance apartment is perfect for those looking to downsize, invest, or buy their first home in a sought-after location surrounded by multi-million-dollar residential properties and conveniently situated between Perth City and picturesque Kings Park, the opportunities are endless.

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<b>Price</b>	SOLD for \$490,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29910
<b>Land Area</b>	84 m <sup>2</sup>

### Agent Details

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### Office Details

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Features:

- Two bedrooms
- One bathroom
- Renovated kitchen with breakfast bar
- Living/dining area
- Well maintained tiles
- Courtyard area
- 1 covered, secure car bay
- Rear access to Malcolm Street
- Ground floor apartment
- Established gardens

Location;

- 100m- Jacobs Ladder
- 150m- Kings Park
- 800m- Perth Convention & Exhibition Centre
- 200m- Perth CBD
- 2.3km- Elizabeth Quay
- 2.9km- Perth Modern School
- 3.1km- Bob Hawke College
- 3.3km- St John of God
- 5km- UWA
- 4.8km- QE2/PCH

Water Rates- \$1,181.40 P/A

Council Rates- \$1,551.45 P/A

Strata Fees- \$1,008.00 P/Q

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