

Sold

12, 177 Oxford Street, Leederville



Low Maintenance Living in Leederville

Nestled in the vibrant heart of Leederville, this charming 2-bedroom, 2-bathroom apartment offers a blend of comfort and convenience within a quiet, secure complex. Designed for low-maintenance living, the residence features an inviting open-plan kitchen, living, and dining area, complemented by three private balconies with views.

The property has recently undergone a transformation throughout, boasting brand new hybrid flooring, new carpets and freshly painted. The spacious kitchen is equipped with high-quality appliances, ample storage, and a walk-in pantry. The adjacent living and dining space boasts an abundance of natural light with sliding doors opening out to a private balcony.

Both bedrooms are generously sized, offering new carpets, built-in robes, and large windows that let in plenty of natural light. The modern bathrooms feature quality fixtures and finishes.

The highly sought-after Oxford Lane complex provides an array of amenities, including private gardens and a resort-style swimming pool with a waterfall and a dedicated entertaining area for barbecues or social gatherings with friends.

Located in the bustling Leederville area, you'll have a plethora of dining, shopping, and entertainment options at your fingertips. Indulge in trendy cafes, boutique shops, or catch a movie at the nearby cinema. You'll also

2 2 1

Price	SOLD for \$630,000
Property Type	Residential
Property ID	30318
Floor Area	117 m2

Agent Details

Hamish Laidlaw - 0417 971 528

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

find the Oxford Street café and restaurant precincts, The Good Grocer IGA, Leederville Oval, Lofts Community Centre and easy access to public transport and the freeway.

Leederville's vibrant community and dynamic atmosphere offer the perfect mix of urban convenience and an exciting social scene.

Property Features:

- 2 spacious bedrooms with built-in robes, one with ensuite
- 2 modern bathrooms
- Open-plan kitchen
- New hybrid flooring
- Reverse cycle air-conditioning
- Balcony overlooking manicured gardens
- Secure gated complex
- Intercom system
- Gated vehicle entry points
- Sparkling below-ground swimming pool
- Entertaining area with BBQ
- Landscaped gardens
- 1 car bay & storeroom
- Visitor parking bays

Approximate Distance to;

- 100m- The Good Grocer IGA
- 200m- Oxford Street Café & Restaurant precinct
- 240m- Subiaco Football Club
- 1.5km- Beatty Park Leisure Centre
- 1.8km- Lake Monger
- 2.7km- St John of God Hospital
- 3.5km- Bob Hawke College
- 4.2 km- Perth CBD

Water Rates- \$1,364.00 P/A

Council Rates- \$2,018.00 P/A

Strata Fees- \$1,120.30 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.