

## Mount Lawley, 10/36 Monmouth Street

### Mount Lawley Masterpiece



Nestled in this secure boutique complex of just 10, this spacious first floor, two bedroom, one bathroom apartment is eagerly awaiting its next tenant.

This unit boasts a versatile floor plan encapsulating quality modern living with a low-maintenance twist. Offering a great size separate laundry room which could easily double as further storage or a home office!

Stunning Jarrah wood floors throughout, quaint, beautifully presented kitchen with dishwasher, fantastic size master bedroom - this unit is an absolute gem.

First class location with all Mount Lawley has to offer. Approx. 10 minutes' walk to the heart of Mount Lawley with its diverse, eclectic vibe offering cafe's, bars, boutiques and restaurants. Access to city bound buses on William Street and Fitzgerald Street means you really do have access to everything. Approx. 900m to Hyde Park for a workout or run

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3SC3FGJ](http://ljhooker.com.au/3SC3FGJ)

**Contact**  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)



**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

with a view, weekend picnics with family and friends or evening dog walks meeting the Mount Lawley community:

What we love:

- 2 bedrooms, 1 bathroom
- Large master bedroom with direct access to the bathroom
- Large separate laundry which could easily double as a home office
- Split-system air-conditioning to the main living space
- Stunning Jarrah hardwood flooring throughout
- Modern kitchen with dishwasher
- Modern bathroom with bath
- Front balcony setting with space for chairs
- Open car space in secure setting and ample street parking
- Strata approved pet friendly

\*\*\*Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

\*\*\*TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S\*\*\*

\*\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.\*\*\* Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.\*\*\*

## More About this Property

<b>Property ID</b>	3SC3FGJ
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Floorboards Secure Parking Liveability

### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

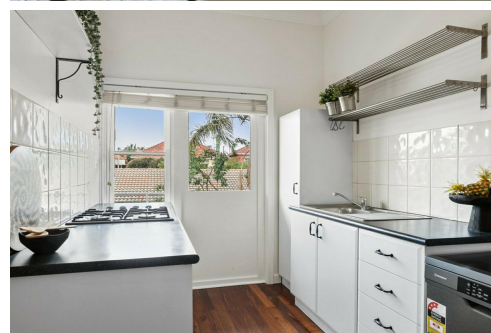
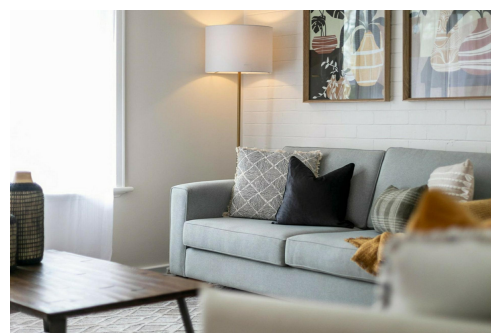
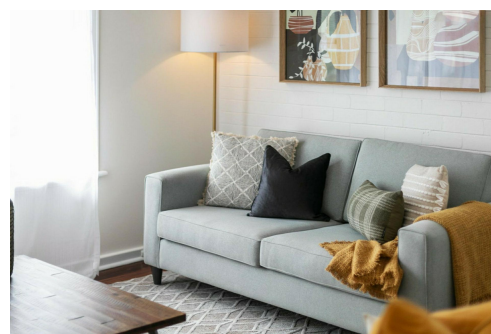
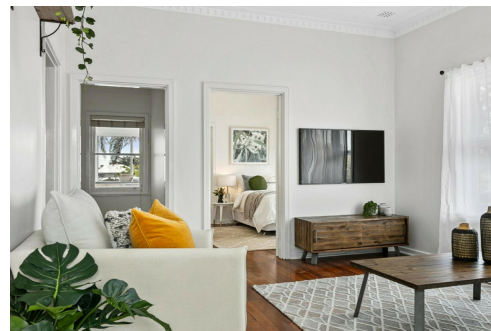
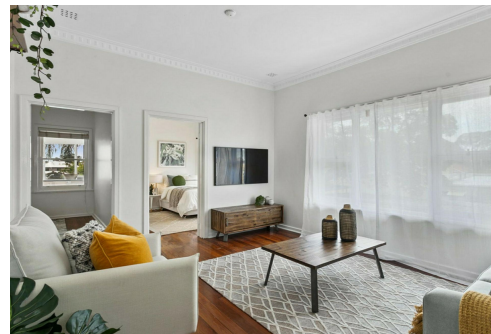
### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

### LJ Hooker City Residential (08) 9325 0700

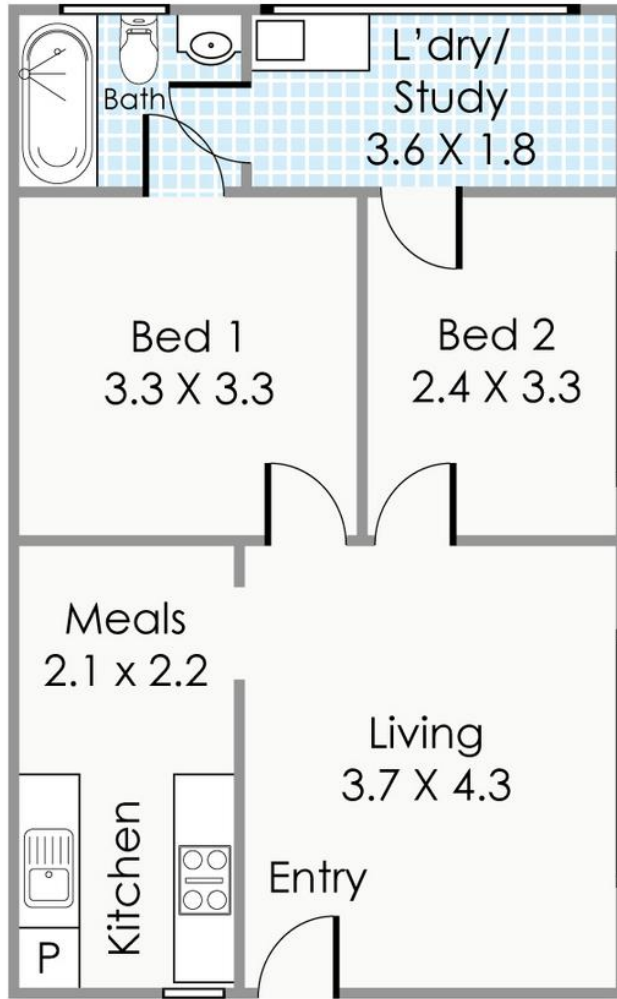
Shop 30, 82 Royal Street, EAST PERTH WA 6004

[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker City Residential**  
**(08) 9325 0700**



Total Strata Lot: 65m<sup>2</sup>

Approximate Areas: 65m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.citycreative.com.au

10/36 Monmouth Street, Mount Lawley