



Inglewood, 1/59 Tenth Avenue

Charming Urban Oasis!



Welcome to this beautifully presented, low-maintenance 2 bedroom, 1 bathroom home in Inglewood. Nestled in a vibrant and highly sought-after location, this delightful property offers the perfect combination of modern living with the charm of its well-established surroundings. With a spacious layout and an abundance of natural light, this home presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a comfortable and convenient lifestyle.

As you step inside, you'll be greeted by a warm and inviting living area that flows seamlessly into the well-equipped kitchen. The kitchen features modern appliances, ample storage space, and an easy-to-maintain design that will appeal to those who enjoy cooking or entertaining. The living and dining spaces offer versatility, with plenty of room for relaxation or gatherings with family and friends.

The property boasts two generous-sized bedrooms, both of which are bright, airy, and



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.

For Sale
Under Offer

View
ljhooker.com.au/3RWEFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

comfortable. The bathroom consists of a fantastic layout that perfectly balances functionality and style. Its modern finishes create a sleek and contemporary feel, with elegant fixtures, clean lines, and high-quality materials throughout.

Conveniently located within walking distance to local parks, public transport, and the vibrant shopping and dining precincts of Inglewood, this property offers an unbeatable lifestyle. With easy access to the CBD and major roads, commuting is a breeze. Whether you're looking for a quiet retreat or a place to entertain, This gorgeous property provides everything you need for modern living in one of Perth's most desirable suburbs.

Features Include:

- Potential 6% rental yield
- Open plan living area
- Modern kitchen area with quality appliances
- Two spacious bedrooms
- Laminate styled flooring
- Split-system airconditioning
- Sparkling outdoor pool
- European laundry included
- Secure electric gate
- Fantastic location
- One allocated car bay

Points of Interest (all distance approximate):

- 350m to Beaufort Street
- 700m Faull Park
- 800m to Woolworths
- 800m Maylands Railway Station
- 1.8km to Mount Lawley Primary School
- 2.5km Mount Lawley Golf Club
- 2.7km to Mount Lawley Senior High School
- 2.6km to Edith Cowan University
- 5.6km to Perth CBD

Rates & Dimensions:

Council Rates: \$1,537.22 pa

Water Rates: \$979.01 pa

Strata Admin: \$800.00 p/qtr

Strata Reserve: \$200.00 p/qtr

Total Area: 52sqm



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.

More About this Property

Property ID	3RWEFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

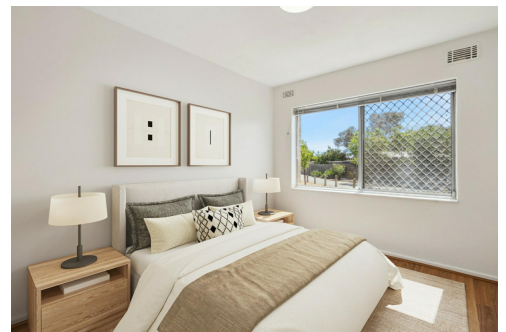
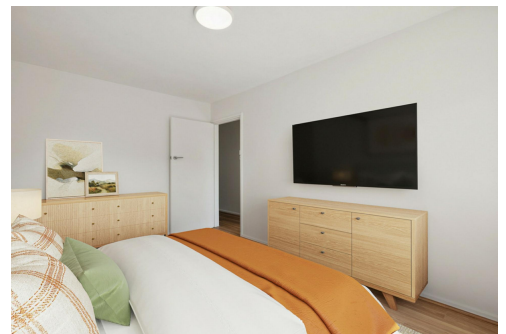
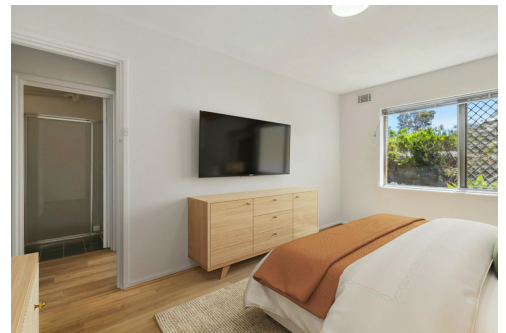
Sales Executive " The Smith Team | brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive " The Smith Team | sharon.smith@ljhooker.com.au

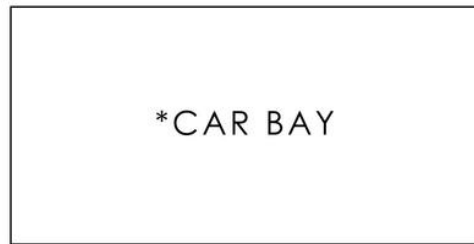
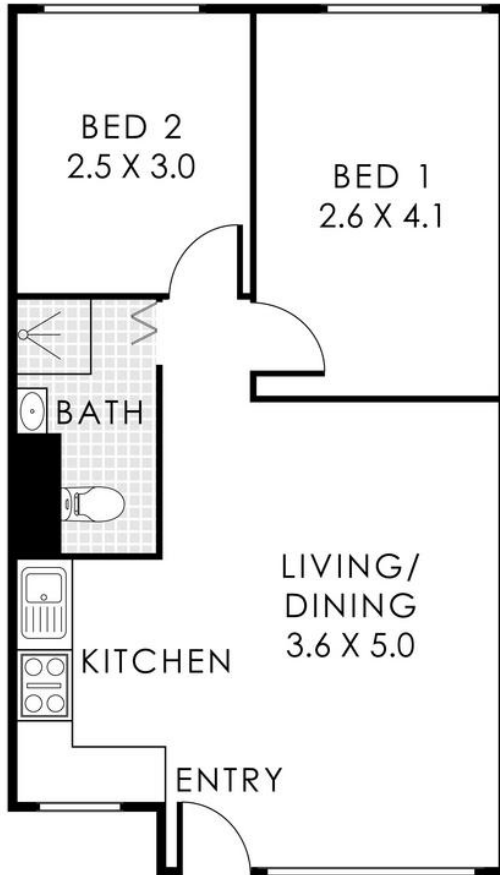
LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.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.



(NOT ACTUAL LOCATION)
 (*FOR EXCLUSIVE USE OF THE LOT)

1/59 Tenth Avenue, Inglewood

Residence 52m² | *Car Bay 13m²

Total Area 65m²



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 of approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. C&A 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.candcreative.com.au