



## Inglewood, 14/134 Sixth Avenue

### Boutique Living on Beaufort Street

Welcome to 14/134 Sixth Avenue, this outstanding apartment will not last long.

Amazing floorplan, size and location makes this apartment an absolute winner.

The lifestyle in Inglewood is one of charm and convenience. Its beautifully old-fashioned suburban landscape is unique, yet its proximity to major urban inner-city hubs ensures everything is at your fingertips.

From Inglewood's iconic clock tower, you can venture east or west to find world cuisines, including Mediterranean, modern Australian, Asian and Middle Eastern, or soak up the village vibe at a local cafe.

The Midland train line will get you to Maylands from Perth Station in 20 minutes, and from there, it's just a five-minute walk along the avenues to Inglewood's Beaufort Street Strip.



**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**  
\$599,000

**View**  
Sun 2nd Feb @ 11:00AM - 11:30AM

**Contact**  
**Katie Lawley**  
0448 682 624  
katie.lawley@ljhooker.com.au

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

Buses also run to the strip from William Street in Perth.

Browse the Beaufort Street boutiques for retro clothing, vintage furniture or gourmet goodies, and be sure to check out the Monday night markets from September to April. Or head for the popular Inglewood Hotel, to catch some live music and entertainment by local artists.

What we love:

- \* Outstanding location in the heart of Inglewood
- \* Small secure apartment development
- \* Total of 118sqm, store room and one car space
- \* Two double bedrooms and two bathrooms
- \* Two balconies
- \* Modern and beautifully presented
- \* Vacant
- \* Investor suited too - rent potential minimum \$700 per week
- \* Private viewings available

\*\*\*\* NO PETS ALLOWED \*\*\*\*

Rates & Dimensions:

- Council Rates \$1,696.85 pa
- Water Rates \$1,252.08 pa
- Strata Admin \$510 p/qtr
- Strata Reserve \$375 p/qtr
- Total Strata Area 118sqm
- Internal 82sqm
- Balconies 18sqm
- Car bay 14sqm
- Store 4sqm

## More About this Property

<b>Property ID</b>	3S2PFGJ
<b>Property Type</b>	Apartment
<b>Including</b>	Ensuite Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

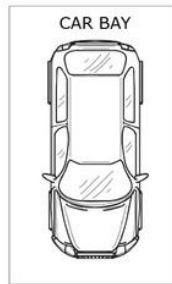
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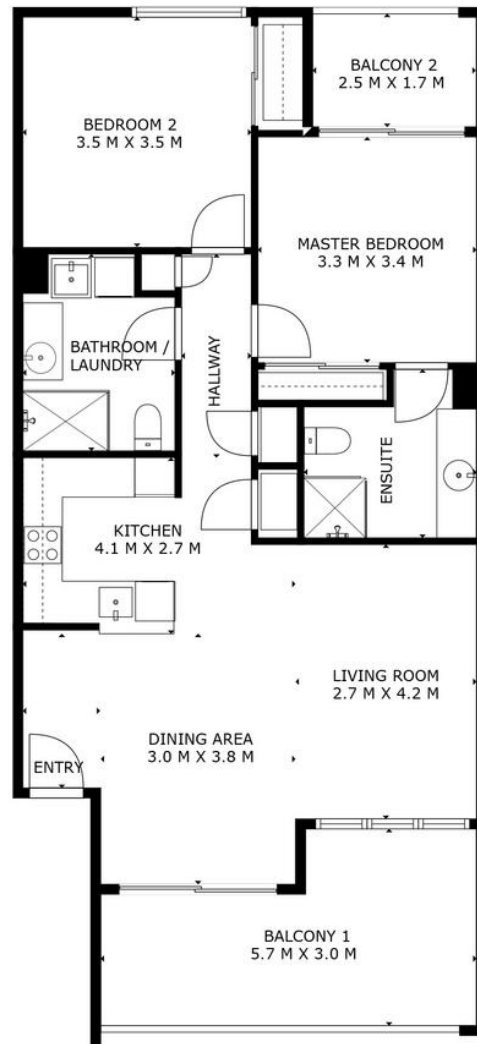
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NOT AN ACUTAL LOCATION



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*Approximate Areas*

Internal Living	82m <sup>2</sup>
Balcony	18m <sup>2</sup>
Car Bay	14m <sup>2</sup>
Store Room	4m <sup>2</sup>
Total Lot Size	118m <sup>2</sup>

 **LJ Hooker**

14/134 Sixth Ave, Inglewood

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

www.perthrealestaemedia.com  
www.cityresperth.ljhooker.com.au



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