

Kewdale, 7/285 Knutsford Avenue

Where Comfort Meets Convenience!



Discover the perfect blend of style, comfort, and convenience in this contemporary 2-bedroom, 2-bathroom apartment, ideally situated in a prime location that offers a low-maintenance lifestyle with all the modern features you need.

The property boasts a well-thought-out layout designed to maximize natural light and space. The open-plan living and dining area is bright and airy, with high ceilings enhancing the sense of space. Step out onto the large tiled outdoor terrace, perfect for relaxing or entertaining. The sleek kitchen is equipped with granite benchtops and stainless steel appliances, making it as functional as it is stylish.

Reverse-cycle air conditioning ensures year-round comfort, no matter the weather. The master bedroom features a walk-in robe and private ensuite. The spacious second bedroom features built-in robes. Both modern bathrooms are stylishly appointed and highly functional.

For Sale
Under Offer

View
ljhooker.com.au/3RNMFGJ

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LJ Hooker City Residential
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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.

Set in a boutique gated complex of just 10 units, this apartment offers the security and privacy you're looking for. Residents enjoy the convenience of an undercover car bay, electric gate access, and a secure storeroom for additional storage. Visitor parking is also available, making it easier for friends and family to visit.

This property is a rare find, offering modern amenities, a prime location, and a lifestyle of ease and comfort. Stroll to lush green parks, public transport and even the outstanding Belmont Forum Shopping Centre from here, with cafes, restaurants, the river, the city, Perth Airport, our world-class Optus Stadium and even Burswood's famous Crown Towers and casino complex all only a matter of minutes away in their own right. This, ladies and gentlemen, is what convenient low-maintenance living is all about!

Points of Interest (all distances approximate):

- 600m to Belmont Forum Shopping Centre
- 1.6m to the Carlisle Primary School
- 1.7km to Belmont City College
- 3.7km to Oats Street Train Station
- 6.3km to Crown Towers
- 6.0km to Optus Stadium
- 9.4km to Perth CBD

Rates & Dimensions:

Council Rates: \$1,610.15 p.a.

Water Rates: \$1,127.64 p.a.

Strata Admin: \$579.38 p/qtr

Strata Reserve: \$206.00 p/qtr

Total Area: 105sqm

More About this Property

Property ID	3RNMFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

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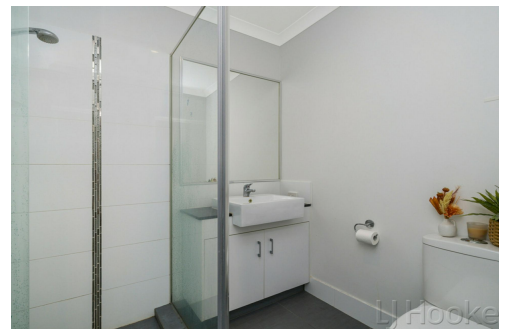
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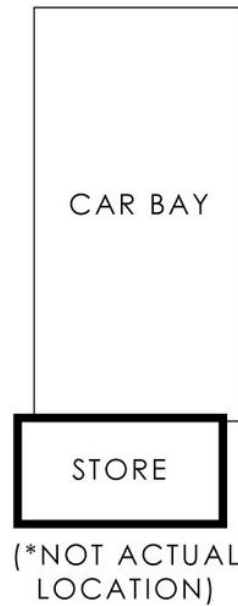
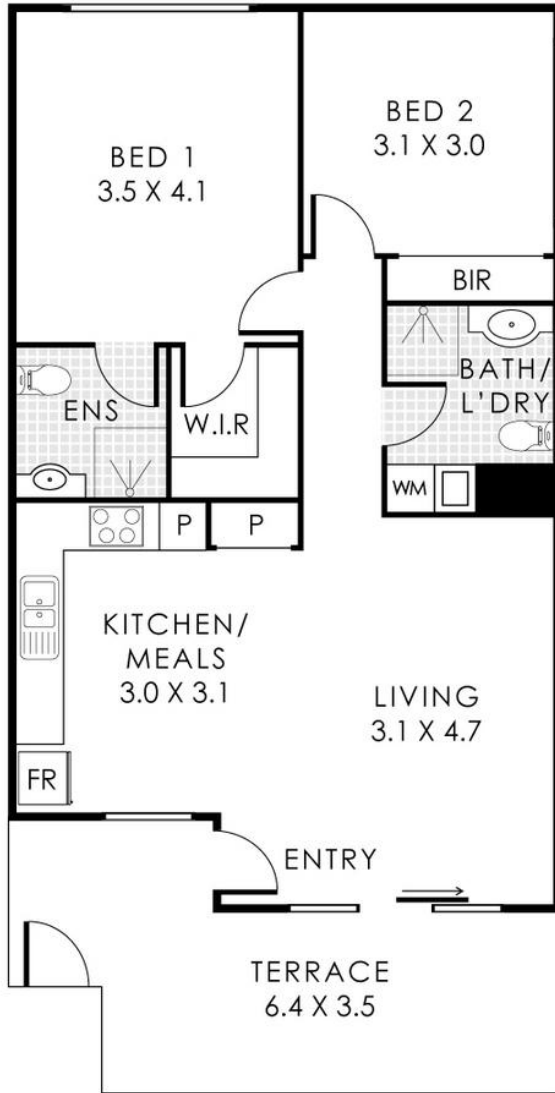
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Residence 70m² | Store 4m² | Car Bay 15m² | Terrace 16m²
Total Area 105m² | Total Strata Lot 105m²



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