



20/7 Clifton Crescent, Mount Lawley

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## Classy Apartment Living with Garage!

**FOR SALE**  
Early \$600,000's

### AGENTS

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

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

Welcome to the iconic Kurrajongs building in the beautiful Clifton Crescent. This apartment block has a vibe and the size and layout of unit 7 is a class act - 88sqm of living!

Double aspect views over Mount Lawley with balconies at each end of the living. Beautiful wood floors and a unique but perfectly matched kitchen.

This is a perfect first home buy or investment (rent potential \$700 per week) in a prestigious suburb and one where you could add value with a touch up in the bathroom and toilet.

Walking distance to all Beaufort Street has to offer and public transport.

These apartments don't come up too often, get in quick!

What we love:

- Stunning wood floors throughout the living
- Ample space for beautiful lounge and dining set up
- Stunning blue kitchen, completely hits the vibe of this apartment

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**

- Separate laundry off kitchen
- Tree tops views of Mount Lawley from two adjacent balconies
- Two great size bedrooms
- Single garage for storage and parking
- Stunning location walking distant to Beaufort Street and Mount Lawley Bowls.

**Rates:**

Council Rates - \$1,639.63 p.a.

Water rates - \$1,049.52 p.a.

**Strata:**

Admin - \$1,565.60p/qtr.

Reserve - \$370.80 p/qtr.

**MORE DETAILS**

Property ID	3TZ5FGJ
Property Type	Apartment
Including	Air Conditioning Balcony Built-in-Robes Secure Parking

**Katie Lawley 0448 682 624**

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

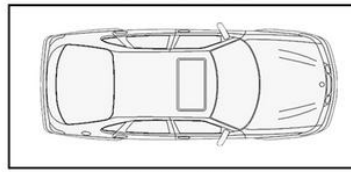
**LJ Hooker City Residential (08) 9325 0700**

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GARAGE -17m<sup>2</sup>



(NOT ACTUAL LOCATION)



Approximate Areas	
Internal Area	88m <sup>2</sup>
Garage	17m <sup>2</sup>
Balcony	8m <sup>2</sup>
Total Lot Size	113m <sup>2</sup>



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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.

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