



## Mount Lawley, 22/187 Walcott Street

### Affordable Urban Living!

2 1 1

Welcome to apartment 22/187 Walcott Street - a stylish and low-maintenance residence perfectly positioned in one of Perth's most vibrant and sought-after suburbs. This modern unit offers a brilliant opportunity for first-home buyers, savvy investors, or downsizers looking to enjoy the inner-city lifestyle without compromise.

Tucked away in a secure complex, the home features a light-filled open-plan living and dining area with a sleek recently renovated kitchen with quality appliances. The bedrooms are well-sized with built-in storage to the main bedroom, and the bathroom is fresh and functional.

Located just a short stroll from Beaufort Street's buzzing cafés, restaurants, bars, and boutiques, as well as excellent public transport options, this address delivers unbeatable convenience and cosmopolitan charm. Don't miss your chance to secure a foothold in Mount Lawley - this one won't last long!

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3ST2FGJ](https://ljhooker.com.au/3ST2FGJ)

**Contact**  
**Brendan Smith**  
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**LJ Hooker City Residential**  
(08) 9325 0700



Features include:

- Renovated kitchen with quality appliances
- Open floor plan
- Comfortable bedrooms
- Well-appointed and recently updated bathroom & combined laundry
- Split-system air-conditioning
- Well-maintained complex with leafy gardens
- Single car bay (exclusive use)
- This property is currently rented on a periodic lease in place at a rate of \$350.00 per week

Points of interest (all distances are approximate):

- 1.4km to Woolworths Highgate
- 1.5km to Beaufort Street
- 1.5km to North Metro Tafe
- 2.0km to Mount Lawley Station
- 2.2km to Hyde Park
- 3.0km to Mount Lawley Primary School
- 3.6km to Mount Lawley Senior High School
- 3.8 km to Edith Cowan University

Rates & Dimensions:

Council Rates: \$1,651.80 p.a.

Water Rates: \$1,037.40 p.a.

Strata Total: \$633.27 p/qtr.

Total Area: 55sqm

## More About this Property

**Property ID** 3ST2FGJ

**Property Type** Unit

**Brendan Smith 0420 217 818**

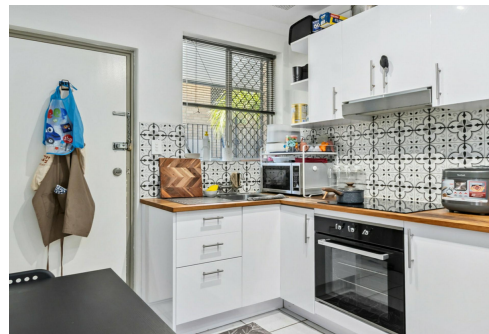
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**Sharon Smith 0405 814 948**

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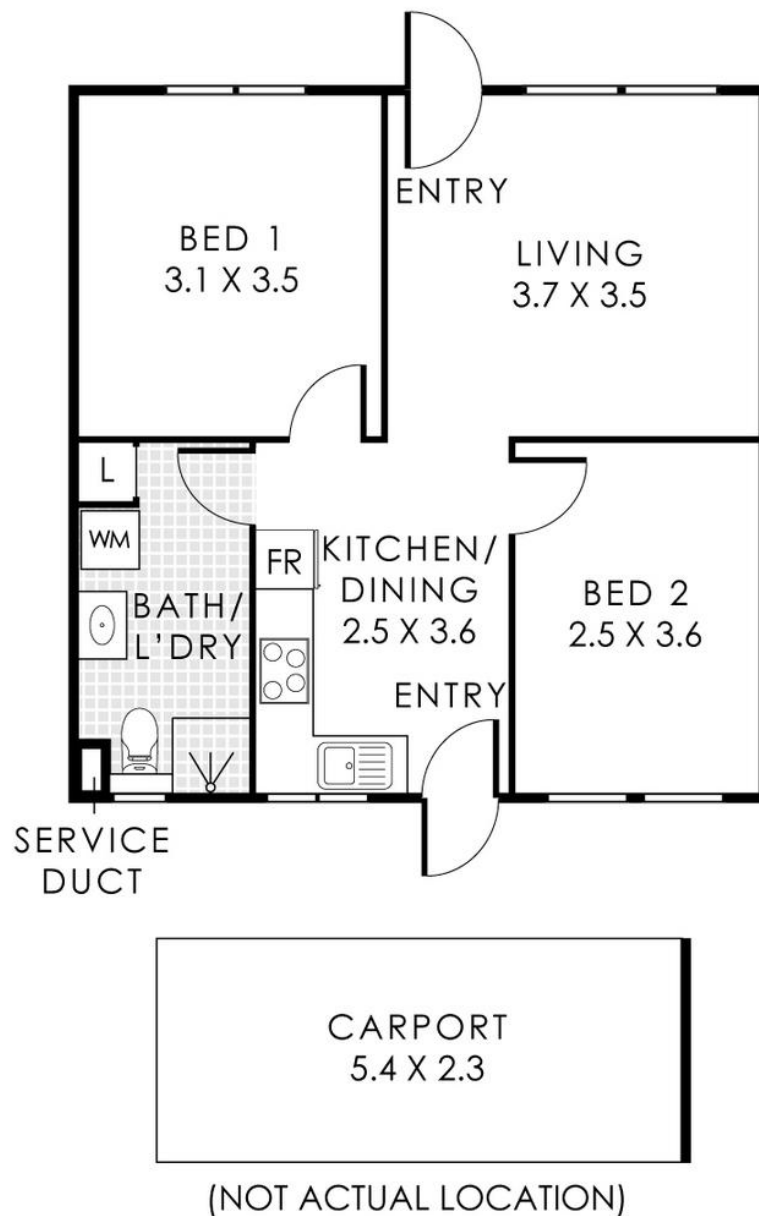
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**22/187 Walcott Street, Mount Lawley**

Residence 55m<sup>2</sup> | Carport 12m<sup>2</sup>

**Total Area 67m<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 an approximate interpretation only. Measurements and lot area do not include or account for wall thickness or area under eaves. CJB 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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