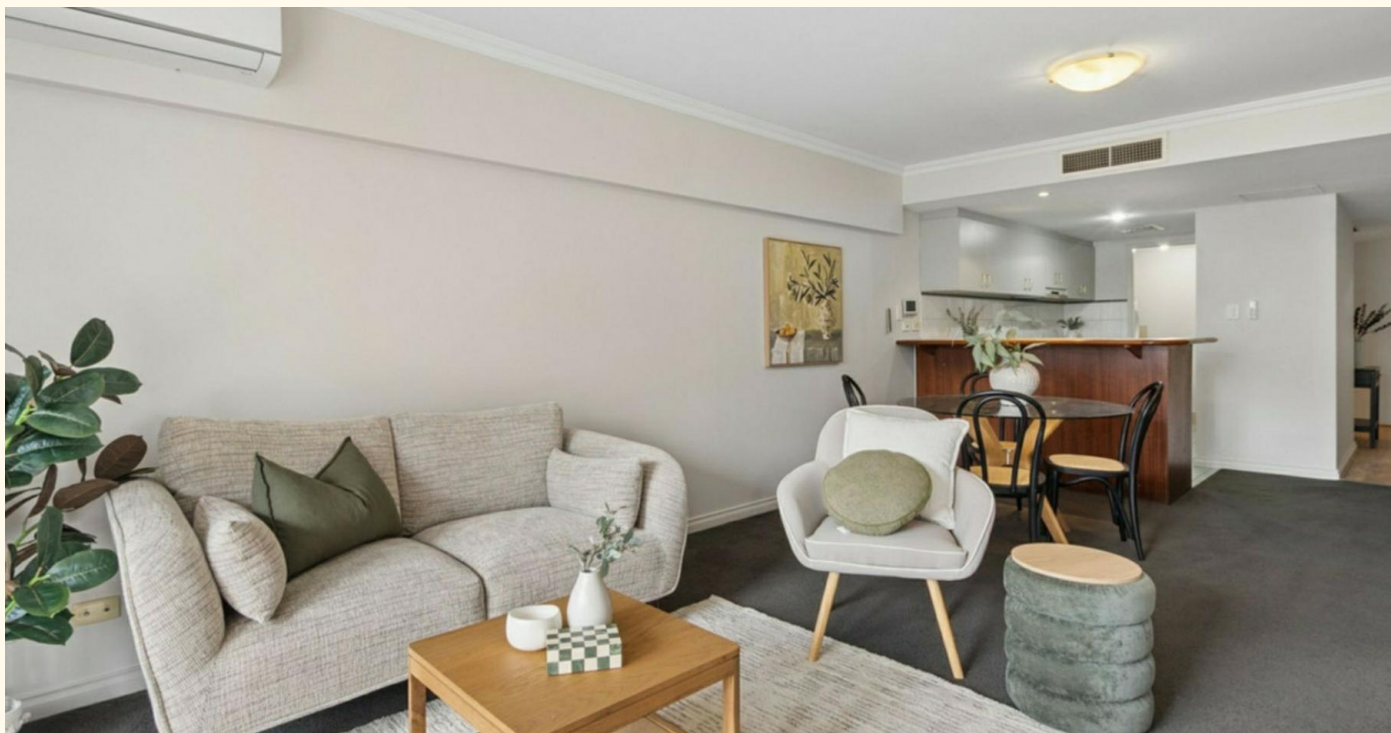




9/134 Mounts Bay Road, Perth

Elevated Living Opposite Parklands | Spacious, Stylish & Perfectly Positioned

Luxury Riverside Living Opposite John Oldham Park

3 Bedrooms | 2 Bathrooms | 1 Secure Car Bay
Floor Area: 102m² | Total Area: 129m²

Positioned in one of Perth's most tightly held and prestigious riverside pockets, this exceptional three-bedroom, two-bathroom residence offers an enviable lifestyle directly opposite the picturesque John Oldham Park on sought-after Mounts Bay Road. Combining generous proportions, elegant interiors and an unbeatable location, this is apartment living at its finest.

Set on the second floor in a prized corner position, the apartment has been thoughtfully designed to maximise natural light, privacy and space. The expansive open-plan living and dining area flows effortlessly onto a full-width covered balcony, creating a seamless indoor-outdoor connection that is perfect for entertaining or simply unwinding while enjoying the peaceful parkland outlook.

3 2 1

FOR SALE
\$720,000

VIEW
Fri 2nd Oct @ 4:00PM - 4:30PM

AGENTS
Leah Waters
0449 201 145
leah.waters@ljhpxp.com.au

AGENCY
LJ Hooker City Residential
(08) 9325 0700

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

Directly across from the beautifully manicured gardens and tranquil lakes of John Oldham Park, you'll enjoy morning walks through the park, riverside cycling along the Swan River foreshore, and easy access to Kings Park's world-renowned walking trails. The CBD, Elizabeth Quay, Jacob's Ladder, Kings Park, Perth Convention & Exhibition Centre and the vibrant café and dining precincts of the city are all just moments away, offering an unrivalled balance of nature, convenience and cosmopolitan living.

Perfectly positioned within the sought-after Subiaco Primary School and Bob Hawke College catchments, and close to some of Perth's most prestigious private schools including St George's Anglican Grammar School, Wesley College, Christ Church Grammar School, Scotch College and Mercedes College, this address offers exceptional convenience for families seeking premium education options.

The intelligently designed floorplan caters to both owner-occupiers and professionals alike, with three generously proportioned bedrooms, each featuring mirrored built-in robes and ducted air-conditioning. The luxurious master suite provides a private sanctuary complete with dual mirrored robes and a spacious ensuite featuring a bath, separate shower and double vanity.

At the heart of the home, the well-appointed kitchen boasts generous bench space, abundant storage and quality appliances, including a dishwasher, making it equally suited to everyday living and effortless entertaining.

Features You'll Love

Freshly Repainted Living Areas

3 spacious bedrooms, 2 bathrooms and 1 secure car bay

102m² internal living area with a total lot size of 129m²

Premium second-floor corner apartment with abundant natural light

Prestigious Mounts Bay Road address directly opposite John Oldham Park

Walking distance to the Swan River, Kings Park, Jacob's Ladder and Elizabeth Quay

Located within the Subiaco Primary School and Bob Hawke College catchments

Expansive open-plan living and dining flowing seamlessly to the balcony

Full-width covered entertaining balcony with access from both the living area and master suite

Well-appointed kitchen with generous bench space, ample storage and quality appliances including a dishwasher

Luxurious master retreat with dual mirrored robes and ensuite featuring a bath, shower and double vanity

Two additional oversized bedrooms with mirrored built-in robes

Stylish second bathroom with large shower and separate WC

Separate laundry with linen storage, washer and dryer included

Ducted reverse-cycle air-conditioning throughout

Secure undercover parking plus a private lockable storeroom

A Lifestyle Few Can Match

Wake each morning to the serenity of parkland views, enjoy riverside walks at sunset, and take advantage of being only minutes from Perth's finest attractions. Whether you're enjoying coffee at Elizabeth Quay, exploring Kings Park, cycling along the Swan River or walking to the CBD for work, this prestigious Mounts Bay Road address offers a lifestyle that is second to none.

Luxury, location and lifestyle combine to create an exceptional opportunity to secure a premium residence in one of Perth's most desirable riverside precincts.

Property Outgoings

Council Rates: Approx. \$2,516.95 per annum

Water Rates: Approx. \$1,670.60 per annum

Strata Levies (Administration Fund): Approx. \$1,098.00 per quarter

Reserve Fund Levy: Approx. \$142.45 per quarter

MORE DETAILS

Property ID	3W6JFGJ
Property Type	Apartment
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

Leah Waters 0449 201 145

Sales Executive | leah.waters@ljhpxp.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

