






11/168 Mounts Bay Road, Perth

## End Date Sale 10th May 2026 | All offers presented.

Positioned opposite the riverside green belt and moments from the CBD, this spacious apartment at 11/168 Mounts Bay Road is the ultimate renovator's delight with unbeatable potential. With a generous open-plan layout, multiple living zones and a wide entertainer's balcony capturing leafy views across to the city skyline, this is a blank canvas ready for your vision.

Inside, the original finishes are neat but dated, perfect for buyers wanting to add instant value with a cosmetic makeover or full redesign. The floorplan already works beautifully, offering a large main living and dining area, separate casual meals/family space off the kitchen, and excellent natural light from the expansive corner windows and sliding doors. The big balcony connects seamlessly to the main living zone, providing a fantastic indoor-outdoor lifestyle once refurbished.

The well-maintained complex has secure entry and presents strongly from the street, set against the backdrop of Mount Eliza with Kings Park just above and the Swan River foreshore and CBD within easy reach. Whether you are an owner-occupier wanting a city-fringe lifestyle or an investor chasing upside in a tightly held pocket of Perth,

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### FOR SALE

End Date Sale 10th May 2026

### VIEW

Sat 25th Apr @ 11:00AM - 12:00PM

### AGENTS

Mark Stanhope

0417 088 467

mstanhope.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco

(08) 9382 3959

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**

this address ticks all the boxes.

All offers will be presented, with an end date sale closing 10th May 2026 (unless sold prior).

#### FEATURES

- Generous open plan living and dining area
- Separate casual meals/family zone off the kitchen
- Secure double garage car bays
- Wide entertainer's balcony with leafy outlook and city glimpses
- Functional floorplan with multiple living zones
- Excellent natural light throughout
- Original condition offering outstanding renovation potential
- Secure, well-maintained complex
- Premium city-fringe location

#### LOCATION

- Positioned on Mounts Bay Road opposite the riverside green belt
- Moments from Perth CBD
- Walking distance to Kings Park and Mount Eliza
- Close to Swan River foreshore and walking trails
- Easy access to Elizabeth Quay and city amenities
- Convenient access to public transport
- Surrounded by cafes, restaurants, and lifestyle attractions

#### TITLE DETAILS

- Lot 11 on Strata Plan 010687
- Volume 1623 Folio 787

#### CURRENT LEASE

Currently vacant.

#### ESTIMATED RENTAL RETURN

\$1000 per week

#### OUTGOINGS

- " Council Rates —\$2,962.20 per annum approx.
- " Water Rates —\$1,886.46 per annum approx.
- " Strata Admin —\$2,505.00 per quarter approx.
- " Strata Reserve —\$1,217.70 per quarter approx.
- " Total Strata —\$3,722.70 per quarter approx.
- " Total Outgoings —\$19,739.46 per annum approx.

For more information or to arrange a viewing contact Mark Stanhope today.

#### DISCLAIMER

Please note virtual staging + twilight editing may have been used. This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID 8E4HNF  
Property Type House  
House Size 210 m2  
Land Area 210 m2  
Including Ensuite  
Air Conditioning  
Built-in-Robes  
Area Views  
Car Parking - Basement  
City Views  
Close to Transport  
Pool

**Mark Stanhope 0417 088 467**

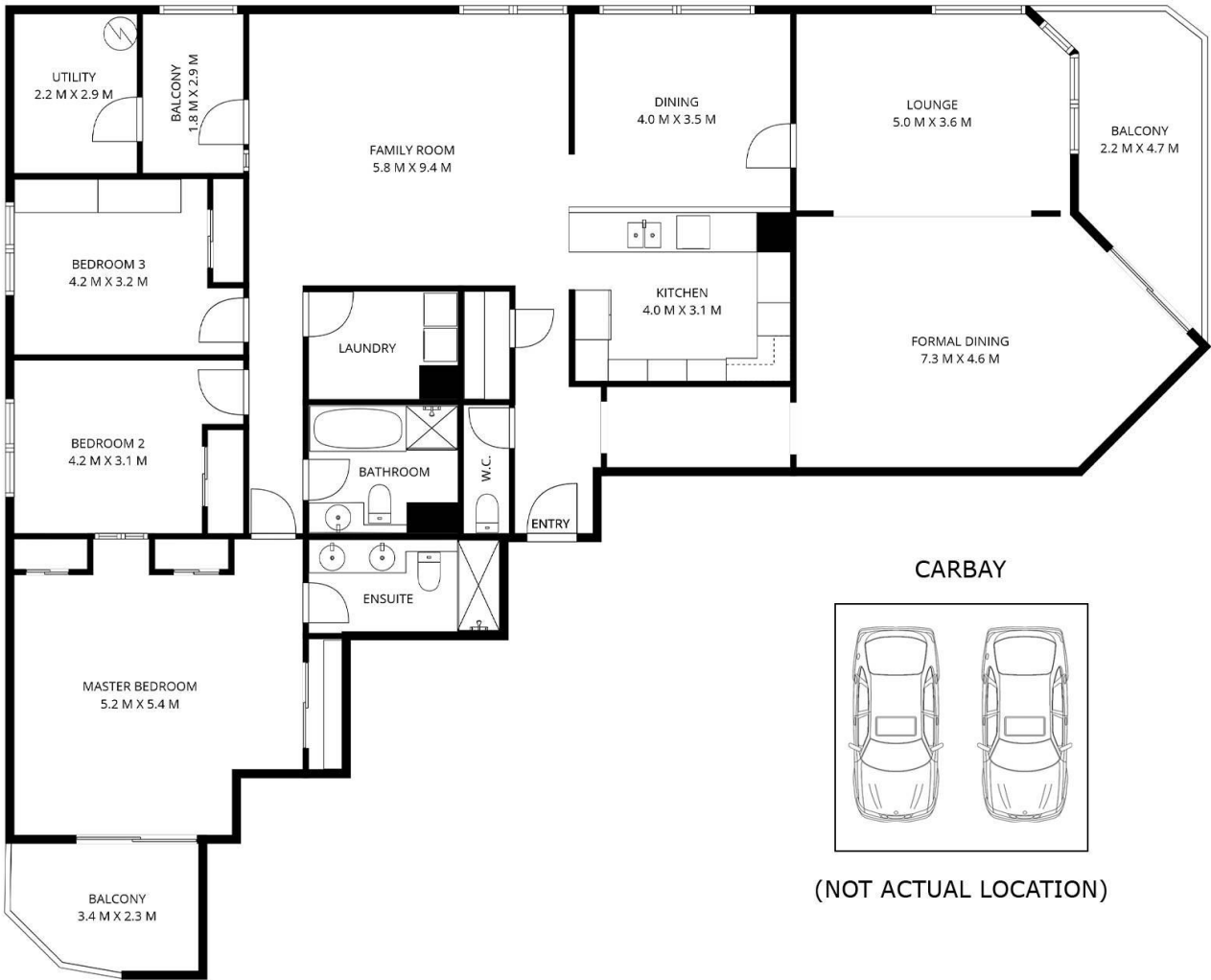
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Approximate Areas  
Internal Area 210m<sup>2</sup>  
Balcony 24m<sup>2</sup>



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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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