

Level 2/115/6 Manning Terrace, South Perth

Perfectly positioned! - 2nd chance to purchase

Positioned where lifestyle meets convenience, this top-floor apartment delivers an outlook that is hard to beat, stretching across lush parklands to the sparkling Swan river and Perth's ever-changing city skyline.

Light-filled and thoughtfully updated, the home offers a seamless layout designed for easy living. Whether you are starting out, downsizing, or securing a smart investment, this is one that simply makes sense.




Step inside and you will immediately appreciate the fresh, airy feel, complemented by modern finishes and a layout that flows effortlessly from indoors to out. The open-plan living and dining zone connects beautifully with a large balcony, just perfect for your morning coffee or a relaxed evening as the city lights come alive.

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/d7g1vVn7UTAk>

FEATURES YOU WILL LOVE:

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.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777



- Top-floor position capturing sweeping park, Swan river and city views
- Secure, well-maintained complex with gated entry
- Light and bright interiors
- Contemporary kitchen with breakfast bar, ample bench space, gas cooktop & electric oven, plus generous storage
- Open-plan living and dining flowing seamlessly to the very generous balcony
- Two well-proportioned bedrooms, both with mirrored built-in robes
- Spacious combined bathroom and laundry
- Split system air-conditioning to the living area and main bedroom and second bedroom
- Stylish timber laminate flooring throughout
- Allocated car bay conveniently located close to the apartment
- Low-maintenance, lock-and-leave lifestyle
- Immaculately maintained gardens in this well managed strata

Set in a highly accessible location, you will enjoy easy access to transport, nearby amenities, and the natural beauty of our beautiful Swan riverfront just moments away. Walking will become your daily routine, as you enjoy the wonderful lakes, Burswood Casino and Optus stadium all within walking distance

Ready to move straight in, there's also the added flexibility to purchase fully furnished making it an ideal turnkey opportunity for both homeowners and investors alike.

OUTGOINGS:

- Strata Admin \$750.00 - per quarter
- Strata Reserve: \$200.00 - per quarter
- Council Rates PA - \$1,899.50
- Water Rates PA - \$970.83

MORE DETAILS

Property ID 5GWCFB
 Property Type Apartment

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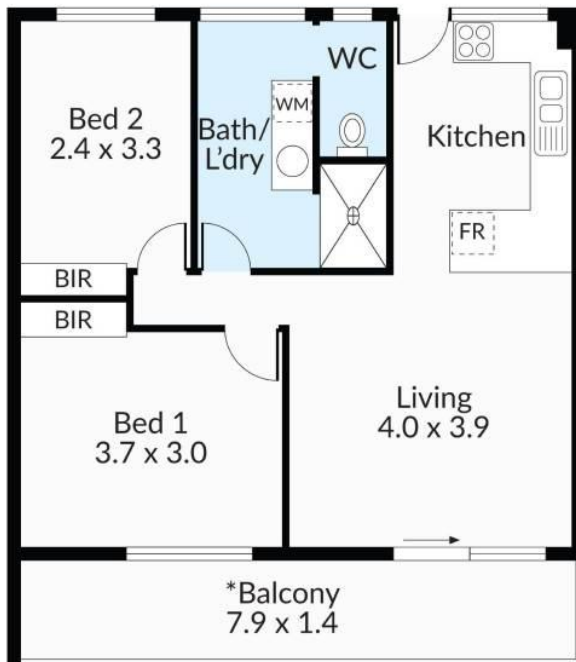
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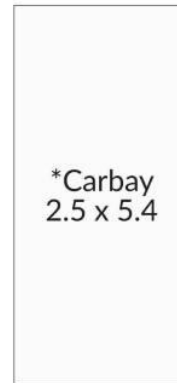
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reception@ljhvicpark.com.au





115/6 Manning Terrace, South Perth



Not Actual Location

* For Exclusive Use

Approximate Areas

Residence :	61 m2
Balcony :	11 m2
Carbay :	14 m2
Total Area :	86 m2
Total Strata Lot :	61 m2

