



West Leederville, 31/110 Cambridge Street

MODERN STYLISH APARTMENT..VIBRANT LIFESTYLE. SPACIOUS BALCONY....

Welcome.. Just minutes from the city, this apartment offers unparalleled convenience with easy access to public transport and the freeway. Embrace the vibrant local lifestyle with shopping, cafes, entertainment right at your doorstep. This modern apartment features a thoughtfully designed living space equipped with high-quality amenities. The kitchen includes a fridge, dishwasher, microwave, while the bathroom, seperate sink, washing machine, dryer with floor- ceiling tiles.

2split system reverse cycle air conditioners, offering comfort all year-round. Relax on your South facing 44sqm private balcony or take advantage of the fantastic communal facilities with entertainment area including bbq, decking, solar-heated pool and an air-conditioned gym.

Additional features include a designated secure car bay, three dedicated secure bike stores, and a store room. For electric vehicle owners, charging stations are also available. The prime location adds to the charm of this apartment.



For Sale
Expressions of interests

View
ljhooker.com.au/7WCHNF

Contact
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Disclaimer: 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 Subiaco
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Stroll through the quiet leafy streets to reach nearby Lake Monger or enjoy the proximity to renowned schools like Perth Modern School and Bob Hawke College. With Leederville and Subiaco also nearby, entertainment options are plentiful, and the beach is just a 12-minute drive away. This apartment offers a perfect blend of luxury and convenience, making it an ideal choice for those seeking a vibrant urban lifestyle. Don't miss out on this exceptional opportunity. Property features: - Generously sized balcony - Solar heated pool - Luxurious poolside common area with decking, outdoor furniture and BBQs - Air conditioned gym - Quality fridge, dishwasher & microwave - Washing machine/ dryer combo - Split system reverse cycle A/C - Designated secure car bay - Three dedicated secure bike stores - Store Room - Electric Vehicle charge available Located in close proximity to: - Shopping precinct at your doorstep including Coles, Snap Fitness, pharmacy, cafes and more. - J.B O'Reilly's pub - Leederville Sporting Club - Beautiful Lake Monger - 3 mins to CBD - 5 mins to Leederville - 5 minutes to Subiaco - 12 Minute drive to City Beach - Cafes and Restaurants on Cambridge street - Top schools such as Perth Modern School, Bob Hawke College and West Leederville Primary School - St John of God Hospital including many specialist services and after hours GP - West Leederville Train Station.

Strata fees: \$847.45 per quarter
 Reserve levy: \$201.78 per quarter
 For private viewing call Marie du Puy on 04

More About this Property

Property ID	7WCHNF
Property Type	Apartment
Land Area	125 m²
Including	Ensuite Air Conditioning Toilets (1) Intercom Built-in-Robes Area Views Car Parking - Basement Carpeted Close to Schools Close to Shops Close to Transport

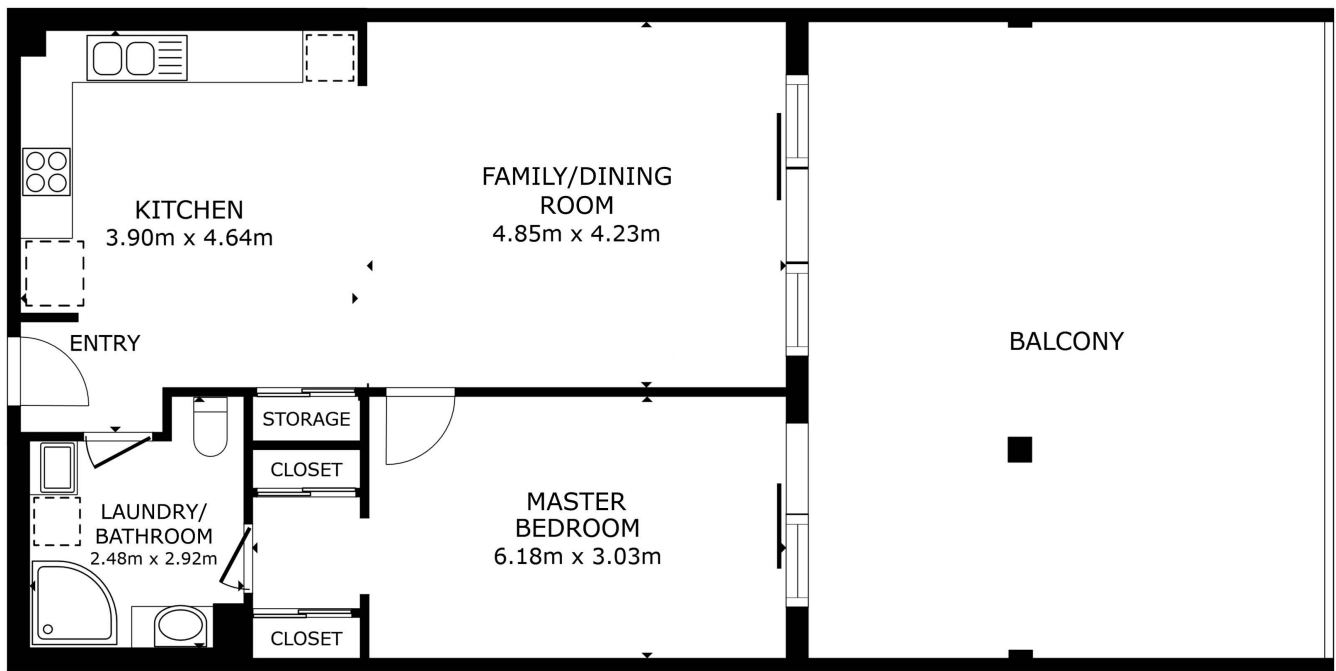
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Not to scale • All measurements are approximate • Drawn for presentation purposes only