

West Leederville, 2/157 Cambridge Street

Charming Convenience!



All offers presented by 6PM Thursday the 7th of November 2024 (Seller has given clear selling instructions and reserves the right to sell prior). WILL BE SOLD.

A commanding position on the upper level of the long standing corner "Nelson" complex is where you will discover this character-laden 2 bedroom 1 bathroom apartment that has been pleasantly updated over time to deliver a wonderful living experience for its occupants, just footsteps away from absolutely everything West Leederville —and surrounding entertainment hotspots —have to offer.

Gated access to the building —from both the street and side laneway —ensure overall peace of mind, with a large entry foyer awaiting you at the top of the staircase. High ceilings, solid wooden floorboards, decorative ceiling roses and cornices, tall feature skirting boards, gorgeous picture rails and mantles and classic light switches are all commonplace and help preserve the residence's original nostalgia of yesteryear.



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.

For Sale
UNDER CONTRACT

View
ljhooker.com.au/3RCQFGJ

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LJ Hooker City Residential
(08) 9325 0700

The master bedroom is huge and extends out to a private covered "sunrise" balcony, benefitting from splendid north-facing tree-lined views over the streetscape. The second bedroom —also off the entrance —is brilliant in its versatility and flows on to an enclosed study area that is ideal as either a storage space or a study, with carpet and a pleasant and leafy "sunset" vista to savour.

A huge separate lounge room is kept comfortable by split-system air-conditioning and boasts a feature fireplace, as well as its own verdant window outlook. Making the most of both the floor and wall space on offer is a combined bathroom-come-laundry with a bathtub, a rain showerhead, a toilet, powder vanity and a stainless-steel wash trough.

With its own separate access via a timber ramp and deck at the rear, the open-plan kitchen and dining area is a functional space that has been impressively modernised and comprises of a servery window into the lounge, sleek stone bench tops, double sinks, a microwave nook, a white range hood and an Electrolux Chef gas-upright cooker. In terms of parking, your own allocated single lock-up garage can be accessed from via the tranquillity of Rickson Lane, down the side of the complex.

The joys of living along Cambridge Street and footsteps from Railway Parade are evident almost instantly, with a close proximity to top-notch medical facilities, West Leederville Train Station, the heart of neighbouring Subiaco (and shopping at Subiaco Square), lush green parklands, Bob Hawke College, Perth Modern School and the local icons of Besk (one of Perth's best wine bars) and coffee at Hylin complemented by a handy radius to West Leederville Primary School, West Leederville Shopping Centre, Butters, Piccolo's Corner, other funky local cafes and restaurants, picturesque Lake Monger, central Leederville, the city, the freeway, the coast and everything in between. This, ladies and gentlemen, is living convenience at its very best!

Features include:

- *Upper-level position
- *Lovely character features, including high ceilings, timber floors and charming windows
- *Spacious lounge room with split-system air-conditioning and a fireplace
- *Updated open-plan dining and kitchen area
- *Generous master bedroom —with a balcony
- *Flexible 2nd bedroom with a sunroom/storeroom/study
- *Combined bathroom/laundry wet areas
- *Front and rear apartment access doors
- *Gated access to the corner complex
- *Sunrise and sunset aspects
- *Single lock-up garage —with a roller door —off the laneway
- *West Leederville Primary School and Bob Hawke College catchment zones

Points of Interest (all distance approximate):

- *40m to the nearest bus stop
- *190m to St John of God Subiaco Hospital
- *450m to West Leederville Shopping Centre
- *500m to West Leederville Primary School
- *600m to West Leederville Train Station



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*1.4km to Lake Monger Reserve

*3.5km to Perth CBD

*19.3km to Perth Airport (T1)

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Rates & Dimensions:

*Council Rates —\$1537.43 p.a.

*Water Rates —\$836.91 p.a.

*Strata Fees —\$1,125.00 per quarter

*Total Strata Area —106sqm (approx.)

*Residence —90sqm (approx.)

*Garage —16sqm (approx.)

More About this Property

Property ID 3RCQFGJ

Property Type Apartment

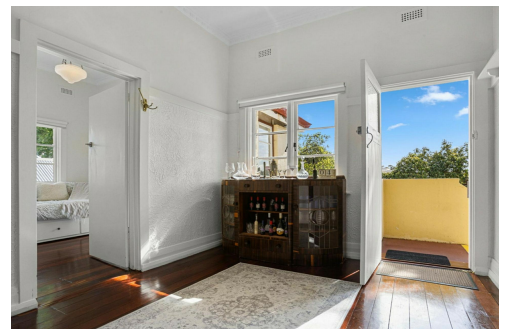
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POINTS OF INTEREST

- 1. NELSON | 2. City West Train Station
- 3. Hay Street Shops & Cafes | 4. RAC Arena
- 5. Yagan Square | 6. Perth Cultural Centre
- 7. Elizabeth Quay | 8. Jacob's Ladder
- 9. Perth Modern School | 10. Bob Hawke College
- 11. St John of God Hospital | 12. Subiaco Square
- 13. Oxford Street Restaurants & Shops



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NELSON | 2/157 Cambridge Street
WEST LEEDERVILLE

2 Bed | 1 Bath | 1 Car

Internal 90m² | Garage 16m² | Total Strata Area 106m²

Balcony 5m²

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