



13/3-9 Lucknow Place, West Perth

The Best of Inner City Living

Perfectly positioned in a super convenient West Perth pocket, this well-presented apartment offers the ideal blend of low-maintenance living and inner-city lifestyle. Located within the boutique The Element Apartments complex, it places you moments from the CBD, Kings Park, RAC Arena, Subiaco, West Leederville and Leederville, with cafés, restaurants, parklands and public transport all close by.

This move-in ready apartment offers a smart and practical layout, with light-filled interiors, quality finishes and secure complex living that will appeal to first-home buyers, professionals and investors alike.

Features you will love

- " Oversized balcony complete with café blinds
- Open plan kitchen, living and dining
- Well sized bedroom with built in robe
- Secure parking for one car and dedicated secured bicycle space
- Dedicated store room
- Reverse cycle air conditioning to keep you comfortable year round

Location you will love

- " 350m to the Hay Street restaurant, café and bar strip
- 450m to City West train station, just one stop to the city centre
- 700m to Water Town shopping center
- Within free CAT bus route

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.

1 1 1

FOR SALE

Under Offer

AGENTS

Clint White
0422 960 305
clint.white@ljhooker.com.au

Max Sciacca
0436 806 098
max.sciacca@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700



- 200m to Totterdell Park / 290m to Harold Boas Gardens

Further detail

- Council rates: \$1,586 p/a
- Water rates: \$1,144.34 p/a
- Strata admin: \$643.44 p/qtr
- Strata reserve: \$130.76 p/qtr

Investors will enjoy the strong rental returns and for buyers seeking future growth, the proposed development and surrounding urban growth in this tightly held location further strengthens the long-term appeal.

Contact Max Sciacca from LJ Hooker Property Experience to arrange a viewing today!

Disclaimer

We have prepared this listing with the utmost care and attention to detail. Please note that some of the information provided has been gathered from third-party sources, and while we believe it to be accurate, we recommend that you carry out your own personal inquiries and satisfy yourself as to the particulars of the property. We encourage you to seek any independent advice you feel may be required to ensure the property is the perfect fit for your needs.

MORE DETAILS

Property ID	3VMDFGJ
Property Type	Apartment
House Size	55 m2
Land Area	83 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Remote Garage

Clint White 0422 960 305

Sales Executive | clint.white@ljhooker.com.au

Max Sciacca 0436 806 098

Sales Executive | max.sciacca@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





Approximate Areas	
Internal Area	55m ²
Store Room	3m ²
Car Bay	13m ²
Balcony	12m ²
Total Lot Size	83m ²



13/3-9 Lucknow Pl, West Perth

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.

www.propertyexperience.ljhooker.com.au
www.perthrealestatemedias.com

