

## West Perth, 7/146 Carr Street

Convenience Has a New Address!

It's a case of "convenience plus" as far as this light, bright and comfortable 101sqm, 3 bedroom 1 bathroom upper-level apartment is concerned, nestled within an intimate and leafy West Perth complex in a location that is far enough removed from any hustle and bustle and finds itself perfectly positioned close to everything you could ever want or need.

A practical floor plan encouraging fantastic air-flow is simply an added bonus here, with the spacious open-plan living, dining and kitchen area warmly welcoming you inside. Double sliding doors lead out to delightful entertainer's balcony amidst the trees, whilst the kitchen itself is well-equipped with decent bench and storage options, double stainless-steel sinks, tiled splashbacks, a large pantry and a new electric Euromaid upright cooktop/oven combination.

All three bedrooms have built-in wardrobes, inclusive of the larger master. The separate bathroom plays host to a combined bathtub and shower, with a separate toilet situated



**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 Offer

**View**  
[ljhooker.com.au/3R6SFGJ](http://ljhooker.com.au/3R6SFGJ)

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(08) 9325 0700

next door. Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry, behind the privacy of double doors.

Stroll into Leederville from here and embrace its vibrant café, restaurant, pub and nightclub scene, with bus stops, Beatty Park Leisure Centre, Loftus Recreation Centre and even Leederville Oval all just around the corner. The popular West End Deli is also just footsteps away down the street, whilst lush local parklands, the Robertson Park Tennis Centre, Leederville Train Station, multiple freeways, beautiful Hyde Park, picturesque Lake Monger and surrounding entertainment hotspots - including Mount Lawley, Northbridge, West Leederville, Subiaco, Mount Hawthorn and the heart of the Perth CBD itself —all so easily accessible within a matter of mere minutes. Now this is what you call living central to it all!

Features include:

- Entry porch
- Low-maintenance timber-look flooring
- Open-plan living/dining/kitchen area
- Built-in robes in all of the bedrooms
- Carpeted master bedroom - with a ceiling fan
- Combined bathtub/shower in the bathroom
- European-style laundry
- Separate toilet
- Large front linen/storage cupboard off the tiled entrance
- Separate coat cupboard
- Split-system air-conditioning
- Security-door entrance
- Covered balcony entertaining
- Electric hot-water system
- Single off-street carport parking bay
- Storage locker
- Visitor-parking bays on-site

Points of Interest (all distance approximate):

- Footsteps from several bus stops
- 450m (approx.) to West End Deli
- 550m (approx.) to Loftus Recreation Centre
- 600m (approx.) to Beatty Park Leisure Centre
- 1.2km (approx.) to Leederville Train Station
- 2.0km (approx.) to Hyde Park
- 2.7km (approx.) to the Perth CBD
- 3.5km (approx.) to the Edith Cowan University Mount Lawley Campus
- North Perth Primary School and Mount Lawley Senior High School catchment zones
- Easy access to top private schools, including Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,704.78 p.a.
- Water Rates - \$1,172.88 p.a.
- Strata Admin - \$747.60 p/qtr
- Strata Reserve - \$35.00 p.qtr
- Residence Area - 79sqm



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- Total Area - 101sqm

## More About this Property

|               |           |
|---------------|-----------|
| Property ID   | 3R6SFGJ   |
| Property Type | Apartment |

### Brendan Smith 0420 217 818

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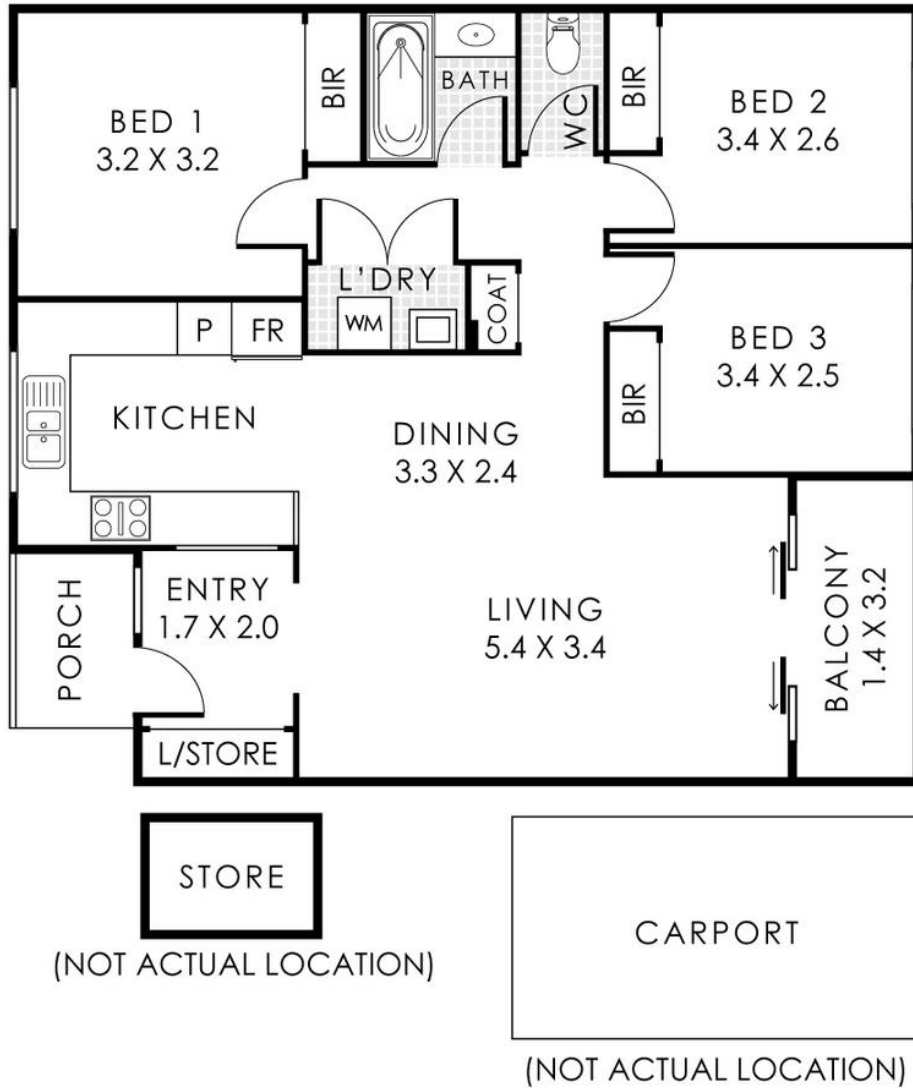
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**7/146 Carr Street, West Perth**

Residence 79m<sup>2</sup> | Balcony 8m<sup>2</sup> | Store 2m<sup>2</sup> | Carport 12m<sup>2</sup>  
**Total Area 101m<sup>2</sup>**



This floorplan is for illustrative purposes only to show the layout of the property, whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof lines and/or areas. C/LJ Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. This to be used for any other purposes.  
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