



# FOR SALE

## SIMPLY THE BEST BUY!

### CONTACT AGENT TO ARRANGE PRIVATE VIEWING

Perfectly located at the bottom of the famous Jacobs Ladder with majestic Kings Park above & the beautiful Swan River in front, Unit 505/130A Mounts Bay Road is ready for a new owner!

Near new bathroom, recently painted, lovely big kitchen and a great view!

### FEATURES INCLUDE:

Low Strata Fees: \$480 p/q Reserve fund: \$60 p/q = \$540 p/q total

Unit Size: 38m<sup>2</sup> plus balcony

Fully furnished if wanted

Reverse cycle airconditioned

Lovely king size bedroom with wardrobes & sliding partition door to separate from lounge/kitchen

Recently renovated bathroom with new toilet

Lovely big kitchen with great views out to the city from window, gas oven & cooking, lots of bench space & storage, near new fridge

Lounge/dining room - plenty of room to allow 4 seater table plus lounge with tv

Situated on the 5th floor - one of the best located in the block for views

Lift access which reminds me of Paris! or stair access

Well kept, key access only communal laundry

Car parking onsite with permit parking only (shared)

Bus stop on the street, Mounts Bay Hospital a stones throw away, Elizabeth Quay just minutes away as is Perth City!

Rental appraisal \$320 p/w

There is a gourmet convenience store plus bottle shop at the entrance of the apartments as well as an excellent chinese restaurant plus the Health Freak Cafe next door!

1 BED | 1 BATH | 1 CAR

### PRICE:

UNDER OFFER BY JILL GROVES

### OPEN FOR INSPECTION:

N/A



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