



7/ 4 Bulimba Rd, Nedlands



## Dream Location Packed With Potential

Tucked away in the beautiful gardens of a group of just 14 units, this ground floor apartment is the place to call home. It's perfectly located on a quiet tree-lined street in the heart of Nedlands, within 150 metres of shops and amenities including the award-winning Taylor Road 24-hour Gourmet IGA. This apartment is the perfect entry-point into the Western Suburbs and will suit professionals, young families and investors alike.

Both the kitchen & queen-sized second bedroom have north-facing windows looking out to the beautiful, shared gardens, which include an enormous frangipani tree, agapanthus and the perfect sized lawn for kids to play on. The queen-sized main bedroom looks out to the courtyard, an ideal space for alfresco dining & an outdoor lounge. The combined bathroom and laundry contains a shower, vanity, cupboards and room for your washer and dryer. The WC is conveniently separate and you'll find ample storage for your linen, suitcases and appliances in the hallway cupboard.

This excellent location is only a two-minute walk from bus transport on Stirling Highway for easy access to Fremantle, Perth CBD and Cottesloe beach. You'll love the proximity to Claremont Quarter for high-end shopping and entertainment, and UWA and a variety of excellent local schools close by - all this within a stone's throw from the beautiful Swan River.

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**Price** SOLD for \$410,000

**Property Type** Residential

**Property ID** 1078

### Agent Details

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### Office Details

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KEY PERFORMANCE  
REAL ESTATE

#### Property Features:

- Lovely shared gardens with great-sized lawn
- Combined bathroom and laundry, separate WC
- Allocated undercover car port and visitor parking
- Spacious courtyard

#### Location highlights:

- 150m to Stirling Highway bus stops
- 150m to Taylor Road 24-hour Gourmet IGA, the best IGA in the world (winners of International IGA Retailer of the Year!)
- 450m to Memorial Rose Gardens
- 870m to Showgrounds Station & 1.4kms to Loch Street Train Station
- 1.2km to Claremont Quarter
- 1.5km to Claremont Yacht Club
- 1.8km to Hollywood Hospital & 2.5km to Charlie's & Perth Children's Hospital
- 2.4km to UWA main campus & 900m to UWA Claremont Campus

The apartment is in original condition so it's a great opportunity for renovators. The tenant has been there for a few years now and loves the location because of the convenience to buses and shops. The current lease is periodic, giving you the option to move in at settlement or keep a great long term tenant.

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