

**16/117 Lake Street, Perth, WA 6000**

**central**

**Townhouse For Sale**

Friday, 16 February 2024

16/117 Lake Street, Perth, WA 6000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jen Lowe

0893883333

### Offers closing 5 March (if not sold prior)

Enjoy an inner-city lifestyle from the beautiful environment of the historic Boot Factory, a warehouse conversion on ever-popular Lake Street. Architecturally remastered in 2000 by famed Perth architect, Brian Klopper, this iconic site originally operated as the West Australian Boot Manufacturing Company from around 1925. You will love the features of the circa 1925 factory with its tuckpointed facade, the expansive tranquil established gardens, the secure gated complex and the very best of the city on your doorstep. This beautiful and spacious townhouse offers countless features you will love:- an expansive open-plan living area with private gardens- full-width floor to ceiling Crittall-style steel doors and windows - two spacious master bedrooms each with ensuite bathroom- separate powder room downstairs- an abundance of natural light- northern rear yard with storage shed- secure intercom entry- ducted reverse cycle air conditioning- undercover parking with electric gate access. Visit this very special property if you desire an inner-city lifestyle without compromising on peace and tranquillity! Strata Levies: A \$1,015 pq, R \$150.90 pq Council rates \$1,740 per annum Water rates \$1,264 per annum DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.