

Realmark®

23/181 Oxford Street Leederville



2  1  1 

(08) 9388 3911  
658 NEWCASTLE STREET LEEDERVILLE  
URBAN.REALMARK.COM.AU

23/181 OXFORD STREET  
LEEDERVILLE

# WELCOME

On behalf of my seller and myself, welcome to our home open and sale of 23/181 Oxford Street Leederville.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you.



# SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Monday 29<sup>th</sup> September 2025

How to register: Speak with Darcy or text "your full name  
23/181 Oxford Street" to 0431 009 495

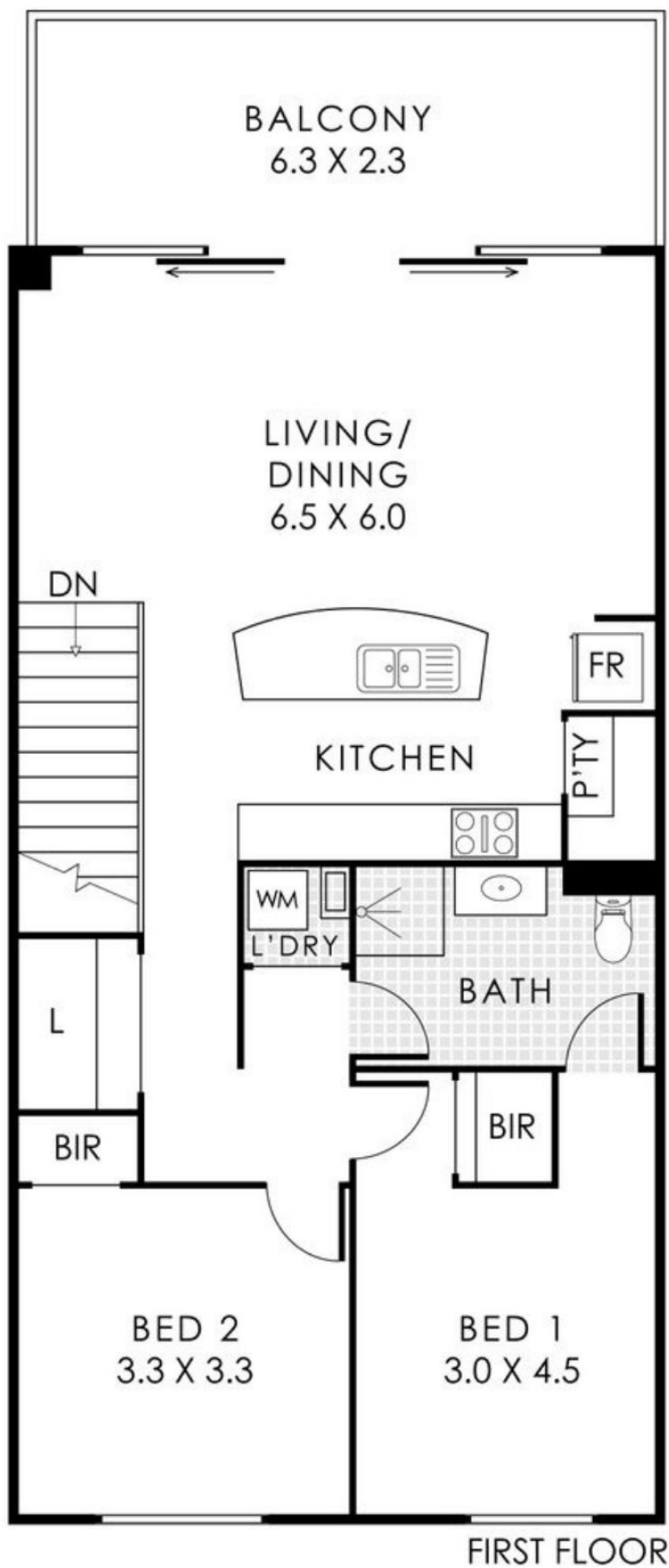
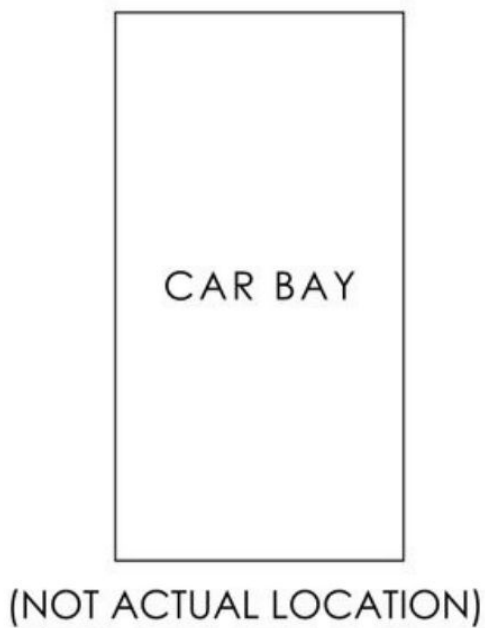
# LEEDERVILLE

Leederville, nestled just minutes from Perth's city centre, is a lively and eclectic suburb known for its vibrant atmosphere and strong community spirit. With its mix of trendy cafes, boutique shops, and diverse dining options along Oxford Street, Leederville appeals to young professionals, students, and creatives alike.

The suburb offers excellent connectivity with the Leederville Train Station and freeway access nearby, making commuting a breeze. Residents enjoy a blend of urban convenience and green space, with Lake Monger and surrounding parklands providing a peaceful retreat. With its energetic vibe and central location, Leederville remains one of Perth's most sought-after inner-city neighbourhoods.







## Unit 23/181 Oxford Street, Leederville

Residence 81m<sup>2</sup> | Private Entry Staircase 6m<sup>2</sup> | Car Bay 13m<sup>2</sup>

Total Area 100m<sup>2</sup>



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this 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 area under eaves. Only Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
www.creative.com.au



## WHAT WE LOVE

Step inside this light-filled 2-bedroom, 1-bathroom apartment and discover a home that effortlessly combines style and functionality. The open-plan living and dining area flows seamlessly onto a large private balcony, perfect for enjoying a morning coffee or evening sunset. The modern kitchen is equipped with sleek cabinetry and quality appliances, making cooking and entertaining a breeze. Both bedrooms are generously proportioned, offering comfort and flexibility, while the bathroom is elegantly designed with contemporary fixtures. Thoughtful storage solutions and clever layouts make this apartment feel spacious and inviting.

This low-maintenance apartment comes with secure parking and offers an ideal lifestyle for professionals, first-home buyers, or savvy investors. With high-quality finishes, clever design, and a focus on easy living, it's ready for you to move in and enjoy straight away. The building is well-managed, offering peace of mind and a sense of community, while the apartment itself provides both privacy and connectivity.

Situated in the vibrant heart of Leederville, you're just steps from Oxford Street's café culture, boutique shopping, and lively nightlife. Weekend brunch, fine dining, or a casual coffee catch-up-everything is at your doorstep. For green escapes, nearby parks provide space for morning walks or evening jogs. Commuting is a breeze with easy access to public transport and the CBD, making this location the perfect mix of convenience, lifestyle, and city vibrancy.

## WHAT TO KNOW

- Total Strata Area: 100m<sup>2</sup>
- Internal floor area: 81m<sup>2</sup>
- Year of build: 2001
- Council rates: \$2,140 p/a
- Water rates: \$1,375.44 p/a
- Strata fees: \$1,080.29 p/q
- Own private staircase up to apartment
- 2 spacious bedrooms with BIR
- 3 Split systems, main living & both bedrooms
- fans in both bedrooms and main living
- Remote controlled block out blinds
- Hybrid flooring in main living
- LED downlights throughout
- Spacious kitchen
- Open plan living/dining
- Lots of natural light
- 1 Secure undercover car bay





23/181 OXFORD STREET  
LEEDERVILLE

---

# Strata Snapshot



## Buyer Information Summary

**Scheme Address:** 181 Oxford Street, Leederville

**Lot and Strata Plan Number:** 23/40422

**Strata Manager:** SVN Strata **P:** 08 9427 7955 **E:** strata@svnperth.com

**Total Quarterly Strata Levies:** \$1,080.29

**Special Levies:** Nil

**Strata Funds Balance: Admin Fund:** \$8,710.80 | **Reserve Fund:** \$75,963.41

**Insurance:** CHU Residential Strata Insurance Plan

**Period of Insurance:** 12/07/2025 to 12/07/2026 at 4:00pm

**Pets Allowed:** Yes

**Short-Term Letting:** Not Permitted

**Renovation Rules:** Allowed with approval

**Recent AGM Meeting Minutes:** Wednesday 27 November 2024 - Available

**Maintenance Plan:** Yes – 10-Year Maintenance Plan - Available

**Building Issues:** Nil

**Legal Disputes:** Nil

**Lot Unit Entitlement:** 65

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Realmark Urban and its Representatives shall not be held responsible for this information being correct and all Buyers should be making their own independent enquiries.

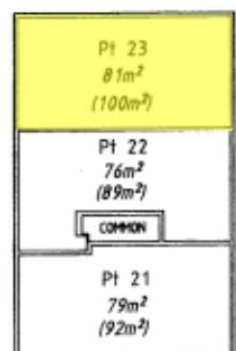
The figure is an aerial photograph of a study area, overlaid with a cadastral map. The map shows several land parcels, each identified by a point number (Pt 1 to Pt 23) and its area in square meters (m²). The parcels are arranged in a grid-like fashion, with some areas labeled as 'COMMON' or 'Pt 19'. The map also shows a 'Boundary' line and a 'Parcel' label. The parcels are as follows:

- Pt 1: 36m² (84m²)
- Pt 2: 36m² (83m²)
- Pt 3: 36m² (82m²)
- Pt 4: 36m² (82m²)
- Pt 5: 36m² (82m²)
- Pt 6: 36m² (83m²)
- Pt 7: 13m² (2.5)
- Pt 8: 13m² (2.5)
- Pt 9: 13m² (2.5)
- Pt 10: 13m² (2.5)
- Pt 11: 13m² (2.5)
- Pt 12: 13m² (2.5)
- Pt 13: 13m² (2.5)
- Pt 14: 13m² (2.5)
- Pt 15: 13m² (2.5)
- Pt 16: 13m² (2.5)
- Pt 17: 13m² (2.5)
- Pt 18: 13m² (2.5)
- Pt 19: 105m² (118m²)
- Pt 20: 38m² (51m²)
- Pt 21: 13m² (2.5)
- Pt 22: 13m² (2.5)
- Pt 23: 13m² (2.5)

The map also shows a 'Boundary' line and a 'Parcel' label. The parcels are arranged in a grid-like fashion, with some areas labeled as 'COMMON' or 'Pt 19'. The map also shows a 'Boundary' line and a 'Parcel' label.

Diagram illustrating the floor area distribution for a six-unit residential building. The units are labeled Pt 12, Pt 11, Pt 10, Pt 9, Pt 8, and Pt 7. The floor area for each unit is shown in square meters (m²). The total floor area for the building is 56m². The balcony area for each unit is also shown in square meters (m²). The total balcony area for the building is 4m².

Unit	Floor Area (m²)	Balcony Area (m²)
Pt 12	36m² (56m²)	4m²
Pt 11	36m² (42m²)	3m²
Pt 10	36m² (42m²)	3m²
Pt 9	36m² (42m²)	3m²
Pt 8	36m² (42m²)	3m²
Pt 7	36m² (56m²)	4m²
<b>Total</b>	<b>56m²</b>	<b>4m²</b>



## Your Best Move in Property Management



### Gabe Hagen

Residential Business Development Manager

0418 612 013

[ghagen@realmark.au](mailto:ghagen@realmark.au)

**Founded in Western Australia in the 1980s, Realmark has navigated its way through multiple property cycles. With this experience, you can trust we'll guide you in making informed decisions that work in your favour.**

Gabe is a real estate professional specialised in residential property management, leasing, and business development in Perth. He brings a unique global perspective, gained from living in five continents throughout his life.

His passion lies in leveraging Perth's property investment landscape to create and maximize local housing solutions, advocating for the city's growth.

Focusing on building community and shaping the future of living spaces. Connecting with Gabe is your gateway to insightful and innovative real estate solutions.

[Read less](#)



**Monday, 8 September 2025**

To Whom It May Concern,

**Rental Value Letter | 23/181 Oxford Street Leederville WA 6007**

Thank you for the opportunity to provide you with an appraisal of this property.

When it comes to your property investment, we know it's all about three key considerations – yield, asset protection and risk minimization - not just a focus on collecting rent.

To assist our clients in achieving the maximum return on their investment, we have instilled our years of experience in the following approach:



Our Property Value Research takes into consideration a range of factors including the property's features, location and market conditions, so you can make an informed decision.

This research indicates the *current rent* which could be achieved for your property to be in the vicinity of

**\$670.00 to \$720.00 Per Week**

Yours Sincerely,

**Gabe Hagen**

Residential Business Development Manager

Realmark Urban

0418 612 013

## PURCHASING

# PROCESS



### STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



### STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



### STEP THREE

When you have entered your initial offers details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



### STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.



### STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Seller for them to make their decision.



# Recent Sales

	Address	Bed	Bath	Car	Total Size	Date	Price
1	4/123 Richmond Street	2	1	1	95m2	25/4/25	\$790,000
2	21/311 Oxford Street*	2	1	1	133m2	9/6/25	\$680,000
3	22/181 Oxford Street	2	1	1	89m2	26/5/25	\$687,000
4	3/214 Carr Place	2	1	1	163m2	28/7/25	\$845,000
5	1/273 Vincent Street	2	1	1	183m2	16/7/25	\$722,500
6	4/8 Wavetree Place	2	1	1	101m2	24/5/25	\$825,000



**Realmark<sup>®</sup>**