



**61, 4 Bulwer Street, Perth**



## Escape the Rent Trap!

\*\*\*UNDER CONTRACT BY JANET YEAP! MORE UNITS NEEDED!!!\*\*\*

Stop paying someone else's mortgage! This is your chance to grab one of the most affordable city living you've been looking for, or the perfect addition to your superannuation / investment portfolio! With the new ECU City campus opening up in late 2025, this will be an easy rentability with a good chance to tap on reliable long-term rental market.

### LIFESTYLE YOU WILL LIVE:

Tucked behind Bulwer St is the well maintained, Tower Ridge Apartments surrounded by lush garden, leafy streets of East Perth and beautiful parks. Excellently located, only 5 mins from the CBD this unit offers you the ultimate city lifestyle close to restaurants, bars, cafes, grocers and all the prime entertainment precinct - Perth CBD, Northbridge and Beaufort Street.

Boasting 2 queen bedrooms, renovated kitchen and bathroom, you will wake up to the amazing Perth city skyline from your bedrooms. Enjoy breakfast from the balcony with the amazing views. This unit sits on the 6th floor, represents great value for money. So don't miss out, an affordable city living is just a call away.

### FEATURES YOU WILL LOVE:

- Modernised kitchen with plenty of bench space, free standing gas oven with 4 burner

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**Price** SOLD for \$295,000  
**Property Type** Residential  
**Property ID** 29103  
**Floor Area** 49 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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 WA, 6017 Australia  
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**XCEED**   
 REAL ESTATE

cook top.

- Centralised open plan family and meals room
- Full height glass sliding door opens out to the balcony overlooking the amazing city views
- 2 Queen size bedrooms
- Renovated bathroom with modern black fittings, built in cabinet with full height mirrors
- 5kw split unit AC in the living area
- Fully furnished
- Wood grained laminate flooring
- Cute retro styled

Why is this a perfect buy?

- Renovated city living
- 49m2 apartment
- High floor with views
- Less than 1km away from variety choice of restaurants, bars and cafés of Mount Lawley and Northbridge!
- Across the road from HBF Park
- Close to public transport buses & trains - free transit zone (CAT) bus service!
- Secure card building entry
- Secure remote access car parking with undesignated car bay inside locked compound.
- Plenty of visitor car parking
- Coin operated laundry on site
- Excellent vehicle access to all points of the compass via Graham Farmer Freeway, other close-by freeways and major roads
- Less than 2km to Hyde Park
- A guaranteed rental income at \$420 per week

LOCATION:

50m - HBF Park

50m - Bus stop

450m - Woolsworth Highgate

600m - Birdwood Square park and playground

1.8km - East Perth Train Station

1.2km - CHU Bakery, Highgate

1.3 km - William St, Northbridge

1.9km - Hyde Park

2.1km - Claisebrook Cove Village

2.2km - Perth Royal Hospital

2.3km - Yagan Square / future ECU City Campus

2.3km - Beatty Park Leisure Centre

2.5km - Perth City Centre

2.8km - WACA ground

2.8km - Beaufort St, Mt. Lawley

2.9km - Subiaco Football Club

3.4km - Elizabeth Quay

3.5km - Optus Stadium

4.7km - Burswood Entertainment Complex

\*Enter via lane off Wright Street for visitor parking and easy access to the building.

Disclaimer:

Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*