

Sold

53, 38-42 Waterloo Crescent, East Perth



## Presenting 53/38-42 WATERLOO CRESCENT, EAST PERTH

This apartment caters to First Homebuyers, downsizers, and Investors alike! Impeccably presented with minimal upkeep, it provides COMFORTABLE LIVING in a PRIME LOCATION. Nestled on a tranquil street within a secure, well-maintained complex in sought-after East Perth, this light-filled apartment is sure to captivate you.

Embrace the convenience of locking up and leaving, surrounded by LIFESTYLE OPPORTUNITIES. Proximity to shops, schools, parks, the river, abundant public transport, and a FREE Yellow CAT bus stop right outside the complex makes it ideal for city living or remote work. A short 17-minute drive to the airport adds to the appeal, especially for FIFO workers.

The apartment features an open-plan living area, a well-appointed kitchen with ample cupboard space, and a dining area. Adjacent is the generously sized bedroom with an attached bathroom and wardrobe. A brief stroll takes you to the Swan River for morning walks or sunset strolls, while Gloucester Park, WACA stadium, and Claisebrook Cove are nearby attractions. Act swiftly; this "Waterloo Heights" opportunity won't wait!

Strategically located near main bus stops, within walking distance of Royal Street's dining and shopping, Gloucester Park, Optus Stadium, and the CBD, this "Waterloo Heights" apartment streamlines your lifestyle. Offering a clean one-bedroom apartment in a secure complex opposite the WACA, it boasts a

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<b>Price</b>	SOLD for \$240,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29717
<b>Land Area</b>	43 m2
<b>Floor Area</b>	43 m2

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

modern kitchen, ample storage, a private balcony, and city views. The option for furnished or unfurnished adds flexibility.

If you wish to inspect this property, please contact Joe Da Mata on 0406 237 964.

#### Key Features:

Property leased until 29/06/2024 – current rent \$350 per week

Secure "Waterloo Heights" complex, one-bedroom apartment.

Modern kitchen with abundant storage and gas cooking.

Spacious robe with ample storage.

Living area leading to a private balcony.

Quiet street near Gloucester Park, with easy access to local amenities.

City views.

Furnished/unfurnished option available.

#### Additional Information (Approximate):

Council Rates: \$1227.65 pa.

Water Rates: \$765 pa.

Strata Levies: \$1050.95 pq.

Building Area: 43sqm.

Year Built: 1967.

#### Nearby Places (Approximate):

30m to the nearest CAT bus stop.

WACA - 250 m.

Queens Gardens - 250 m.

Gloucester Park - 450 m.

Perth Girls' School Civic Precinct - 500m.

Claisebrook Cove - 700 m.

Victoria Gardens - 750 m.

Brook Street & Royal Street Cafes - 1 km.

Optus Stadium via Matagarup Bridge - 1.3 km.

Claisebrook Train Station - 1.4 km.

Perth CBD - 1.7 km.

East Perth Medical Centre - 850 m.

Highgate Primary School and Bob Hawke College catchment zones.

Close to Mercedes College and Trinity College.

Trinity College - 1.4 km.

Mount Lawley Senior High School - 5.3 km.

Elizabeth Quay - 2.5 km.

Spine & Sports East Perth Chiropractor - 400 m.

Perth Airport - 10.3 km.

This well-maintained, neat & tidy apartment suits various demographics - retirees, singles, and FIFO workers. Its secure, low-maintenance design makes it perfect for lock and leave, and the prime location ensures high rental yield for investors. Homes like these don't linger on the market, so reach out promptly.

*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.*