







Inner-City Pad in Perth's Cultural Epicentre

Move fast to secure this tidy inner-city pad, close to public transport options, cafes, restaurants, and Perth's growing cultural epi-centre.

Residents of this well-equipped complex can take in the uninterrupted city views from the substantial balcony, knowing that there's fresh coffee, local services and a wealth of transport options within easy walking distance. This elevated apartment has loads of natural light, as well as a floorplan that offers separation between customisable living spaces and the bedroom. It provides everything needed to make a host of culinary choices – a kitchen with a ceramic cooktop, oven, dishwasher hutch and twin sink, as well as a great rendezvous point for a group outing to Uncle Billy's or La Cholita.

Busy singles or couples can keep themselves fit with a trip to the complex's residents-only gym, or take the stairs if you're really keen! Those who prefer to cycle can take their own bike downstairs in the lift before securing it in this apartment's spacious internal storage unit. Post-exercise cool-downs can be done in the privacy and comfort of the open plan living area with a customised reverse-cycle air conditioner. Residents can also choose whether to activate accounts for the NBN and Foxtel which have already been wired into the building.

At times like these, rental space is at a premium in Perth. Those seeking a

1 1

Price	SOLD
Property Type	Residential
Property ID	27970

Agent Details

Ken Yan - 0488 886 698

Office Details

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

convenient city lifestyle to own for themselves or prospective residential tenants could acquire this property as an ideal and affordable option. Perth unit vacancy rates are hovering at around 1% and have been for more than 12 months – it's a tight market with strong investor returns for landlords.

To get started, call Ken Yan on 0488 886 698.

Property Features:

• 1-bedroom unfurnished apartment

• Built-in mirrored wardrobe

• Large balcony with uninterrupted views

• Combined bathroom and laundry

• Clothes dryer included

• Kitchen including ceramic cooktop and twin sink

• Open plan dining/lounge space

• Reverse cycle aircon

• Wired for NBN & Foxtel

• Internal storage unit

• Secure car space

Location Highlights:

• 450m to Perth Museum – Boola Bardip

• 600m to WA State Library

• 800m to Woolworths Murray Street

• 900m to Myer

• 1km to Uncle Billy's

• 1km to Royal Perth Hospital

• 500m to North Metropolitan TAFE

• 1.3km to SAE Institute

• 350m to McIver Train Station

• 1.1km to Perth Busport Zone B

• Located in Perth CBD

• 11km to Perth Airport

Council rates $1555.00 p/a approx

Water rates $1152.00 p/a approx

Levies $592.00 p/q approx

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.