

Sold

33, 4 Bulwer Street, Perth



## Affordable Way To Enter The Market!

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. This apartment would make it ideal for first home buyers looking to live close to the city or would suit investors as it is currently leased at \$580 per week!

### 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.

Take a stroll to the trendy Beaufort St in Mt Lawley where you will find many cafes, restaurants and bars. Step outside your door and walk to Woolworths on the corner of Bulwer Street and Stirling Street. Head to Lord Street where you will have access to buses and the train station within walking distance. The location is easily accessible to the freeway.

Enjoy breakfast from the balcony and main living with green views over the treetop. This unit sits on the 2nd floor, represents great value for money.

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<b>Price</b>	SOLD for \$375,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30770
<b>Floor Area</b>	49 m2

### Agent Details

Janet Yeap - 0452 018 118

### Office Details

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#### FEATURES YOU WILL LOVE:

- Tidy and neat kitchen with free standing 4 burner hob and oven plus a range hood.
- Centralised open plan family and meals room
- Full height glass sliding door opens out to the balcony overlooking the treetop vista
- Reverse cycle air conditioning in the living room
- To be sold fully furnished

#### Why is this a perfect buy?

- Convenient inner city living
- 49m<sup>2</sup> apartment
- Third floor with treetop vista
- 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
- EPFpos 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 till 25 April 2025 at \$580 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.

Contact Janet Yeap from Xceed Real Estate at 0452 018 118 for private viewing today!

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.*