

Sold



45/269 James Street, Northbridge



## Elevated Living, Wrapped in Space & Lifestyle – LINQ Apartments

Welcome to a residence that perfectly balances city convenience with everyday comfort.

Positioned on the sixth floor of the sought-after LINQ Apartments, this spacious two-bedroom, two-bathroom home offers a rare combination of generous proportions, natural light, and a true sense of privacy - all right on the doorstep of Perth's most vibrant lifestyle precinct.

Step inside and you're immediately welcomed by a well-designed open-plan layout, where living, dining and kitchen zones flow seamlessly together, creating a space that feels both functional and inviting. Large windows and sliding doors draw in an abundance of natural light, enhancing the home's airy, elevated feel.

The real standout is the expansive wrap-around balcony (approx. 21sqm) — a true extension of the living space and the perfect setting to relax, entertain, or simply unwind while enjoying open urban views.

Both bedrooms are generously proportioned and thoughtfully separated for privacy, with the master suite featuring its own ensuite and walk-in robe. The second bedroom is equally well-sized and serviced by a modern bathroom, making this layout ideal for owner-occupiers, professionals, or investors alike.

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**Price** SOLD for \$755,000  
**Property Type** Residential  
**Property ID** 32943  
**Floor Area** 116 m2

### Agent Details

Ken Yan - 0488 886 698  
Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
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**XCEED**   
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According to the floor plan , the apartment offers a well-balanced configuration with 78sqm internal living and a total of 116sqm, ensuring a level of space rarely found in inner-city apartments.

#### Property Features:

- Spacious 2-bedroom, 2-bathroom layout with excellent separation
- Expansive wrap-around balcony perfect for entertaining
- Open-plan living and dining filled with natural light
- Modern kitchen with quality appliances and ample storage
- Master bedroom with ensuite and walk-in robe
- Reverse cycle air-conditioning for year-round comfort
- Secure car bay + separate storage room
- Resort-style facilities

Residents of LINQ Apartments enjoy access to a full suite of lifestyle amenities, including:

- 14m solar-heated swimming pool
- Fully equipped gym
- Sauna
- Outdoor BBQ entertaining area
- Residents' lounge and games room
- Location – The Best of Both Worlds

This is where this property truly stands out.

Perfectly positioned on the edge of Northbridge, you'll enjoy all the energy of the city without the noise and congestion.

- Walking distance to ECU City Campus
- Directly opposite the police station — added peace of mind & security
- Moments to cafés, restaurants, bars and cultural attractions
- Easy access to public transport and Perth CBD
- Close to Yagan Square, Perth Train Station & everyday conveniences

#### Why You'll Love It

This is not your typical inner-city apartment. With its larger-than-average floor plan, oversized balcony, and prime positioning, it offers a lifestyle that is both vibrant and comfortable.

Whether you're looking for a lock-and-leave city base, a high-demand rental investment, or a home that places everything at your doorstep — this is an opportunity not to be missed.

Don't miss your chance to experience modern urban living. Arrange a viewing today! For enquiries, to schedule a viewing, or for strata information please contact Ken Yan at 0488 886 698 or Adam Whitford on 0406 616 608.

- Strata Fees - \$1,759.04 per quarter
- Water Rates - \$1,315.26 per year
- Council Rates - \$1,930 per year

Disclaimer:

This property may include images that have been digitally enhanced or virtually staged. The furniture and décor shown are not included in the sale and may differ from the current presentation of the property. Buyers are advised to inspect the property to verify all details.

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