



52, 269 Hay Street, East Perth



## Modern Inner-City Living at 52/269 Hay Street, East Perth

Welcome to this stylish, furnished and well-maintained two-bedroom, two-bathroom apartment, ideally located in the heart of Perth's vibrant CBD. Offering comfort and convenience, this home is perfectly suited for owner-occupiers and savvy investors alike.

The contemporary kitchen boasts plenty of cupboard storage and stainless-steel appliances, everything you need to whip up a gourmet meal when you're not exploring the local eateries. The living area have split system air conditioning, ensuring you stay comfortable no matter the weather outside. When you're ready to relax and enjoy a cup of coffee, simply step out onto your private balcony.

The living, dining and bedrooms have timber flooring, creating a warm and comfortable atmosphere. The master bedroom includes a built-in mirrored robe, a private ensuite, and access to the balcony, while the second bedroom also features a mirrored built-in robe, access to own balcony and with easy access to the main bathroom.

Embrace the epitome of convenience at Hay Street, where easy access to the city is not just a feature but a lifestyle advantage. Commuting becomes a breeze with seamless connections to the heart of the city, ensuring you're well-connected to work, entertainment, and cultural hubs. And there's more on the horizon – with the new Edith Cowan University – city campus, this location is poised for increased desirability

Book your viewing with Kenny Poi from Xceed Real Estate and see why this apartment is the perfect place to call home - call 0481 340 343 today.

Features include:

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**Price** From \$629,000  
**Property Type** Residential  
**Property ID** 33115

### Agent Details

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REAL ESTATE

Two spacious bedroom with mirrored built-in robes  
Two modern bathrooms  
Laundry  
Timber flooring for Living, dining and both bedrooms  
Reverse cycle air conditioning in the living area  
Well-equipped kitchen with granite top, filtered water system, good bench space, storage and stainless steel appliances  
Spacious Balcony  
Individual balcony for bedroom 2  
Located at level 8  
Single secure car bay  
Storage Room  
Swimming Pool  
Residence lounge/ game room  
Gym  
Sauna  
Free CAT bus with access to the CBD

Location (approx. distances):

450m Queens Gardens  
600m Royal Perth Hospital  
700m Langley Park  
1.3km Elizabeth Quay  
1.5km Perth Station  
1.8km Edith Cowan University – City campus  
1.9km Elizabeth Quay Station  
2.0km North Metropolitan Tafe  
2.0km State Library of WA  
2.3km Optus Stadium  
2.5km RAC Arena

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