



1106/30 The Circus, Burswood

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## The Best of Burswood

Welcome to 30 The Circus and Apartment 1106, nestled high on the 11th floor showcasing breathtaking views of the serene Swan River and the rolling hills of Perth.

This apartment offers the perfect layout with a bedroom at each end of the apartment and a stunning large living leading out to a beautiful balcony with views of the Swan and Perth hills.

Literally a stroll from the Swan River, minutes to the Crown Entertainment Complex with ample options for dining and entertainment. Burswood train is within easy access as well as the Optus Stadium.

This is a gem of a development in a prime location.

What we love:

- Development surrounded by beautiful parks and walking trails
- Pristine Building
- 11th Floor with uninterrupted views
- Great layout with a bedroom each end of the apartment
- Fully equipped kitchen with dishwasher and built in microwave
- Gym and heated pool

**FOR SALE**  
\$850,000

### AGENTS

Katie Lawley  
0448 682 624  
katie.lawley@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Excellent cafe's on site
- Walking distance to Crown Casino
- Perfect downsizer and investment
- Vacant possession

Rates:  
 Council - \$2,706.18 p.a.  
 Water - \$1,554.87 p.a.  
 Strata - \$1,837.32 p/qtr.

## MORE DETAILS

Property ID	3U0CFGJ
Property Type	Apartment
Including	Air Conditioning Pool Balcony Gym Dishwasher Built-in-Robes Secure Parking

**Katie Lawley 0448 682 624**  
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<i>Approximate Areas</i>	
Internal Area	91m <sup>2</sup>
Verandah	17m <sup>2</sup>
Total Lot Size	125m <sup>2</sup>



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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