



East Perth, 27 Little Brown Street

Big Apple Style!

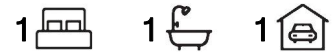
(Access off Glyde Street)

A New York-style, semi-industrial Bohemian feel graces this funky 95sqm, one-bedroom one-bathroom apartment that doesn't compromise on location, design or quality. Ideal for a first-home buyer looking to enter into the trendy East Perth market, this stylish pad with a loft is absolutely loaded with features and was originally part of the historic "Boans Warehouse" building before it underwent a residential conversion in the late 1990s.

A private front courtyard area is your entrance into the apartment, which is ideal for both entertaining and relaxation. A generous sized living and dining area is the first thing you see, leading through to the kitchen with modern cooking appliances, as well as over-head and under-head storage cabinetry, which is



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For Sale

Under Offer

View

ljhooker.com.au/3NXVFGJ

Contact

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incorporated into the breezy design of this welcoming open-plan living and dining area.

Upstairs you will find the loft-style bedroom, with stunning wooden floors, a double-sized built-in-robe and floor to ceiling sliding glass doors that overlook the courtyard. The combined bathroom and laundry is just off of the bedroom/loft complete with a washing machine and dryer.

Much of the residence's original character has been maintained throughout, including exposed beams, corrugated walls and open-air walkways. A secure, under-cover car bay at ground level and lockable storage room are simply an added bonuses.

A short stroll to our vibrant CBD complements convenient access to the free CAT bus service, further public transport at Claisebrook Train Station, the Claisebrook Cove shopping, restaurant and inlet precinct, our picturesque Swan River itself, the popular new Perth Girls School precinct, the exciting Wellington Square redevelopment, the new world-class Optus Stadium, the footbridge to the stunning Crown Towers, casino and entertainment complex and everything else that urban East Perth has to offer. For something just that little bit different, this is where you want to be living!

Features include:

- 1 bedroom loft and 1 bathroom
- Open living/dining area downstairs
- Kitchen with plenty of overhead and under bench storage, and an electric stove top and oven
- Quality wooden floorboards to the upstairs loft/bedroom area
- Concealed laundry off bathroom (with toilet)
- Private front courtyard, perfect for relaxing and entertaining
- One secure under-cover car bay, with access off Boans Lane
- One lockable storeroom
- Split-system reverse-cycle air-conditioning to both the downstairs and upstairs
- Metal spiral staircase
- Well-maintained strata group with a cosmopolitan feel and a leafy internal covered streetscape
- Secure gated grounds
- Heritage status on original external features

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 200m to the Swan River
- 350m to Claisebrook Train Station
- 700m to Wellington Square
- 900m to the Girls School Civic Precinct
- 1.3km to the WACA Ground and Gloucester Park
- 1.6km to Optus Stadium
- 1.8km to Perth CBD



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- 2.8km to Crown Towers
- Highgate Primary School catchment zone
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Total Area 95sqm
- Internal Area 66sqm
- Courtyard size 15sqm
- Storeroom 2sqm
- Council Rates \$1,529.00 pa
- Water Rates \$1,154.16 pa
- Strata Admin \$759.75 p/qtr
- Strata Reserve \$271.95 p/qtr

(Entry from Glyde Street)

More About this Property

Property ID	3NXVFGJ
Property Type	Apartment
Land Area	66 m ²

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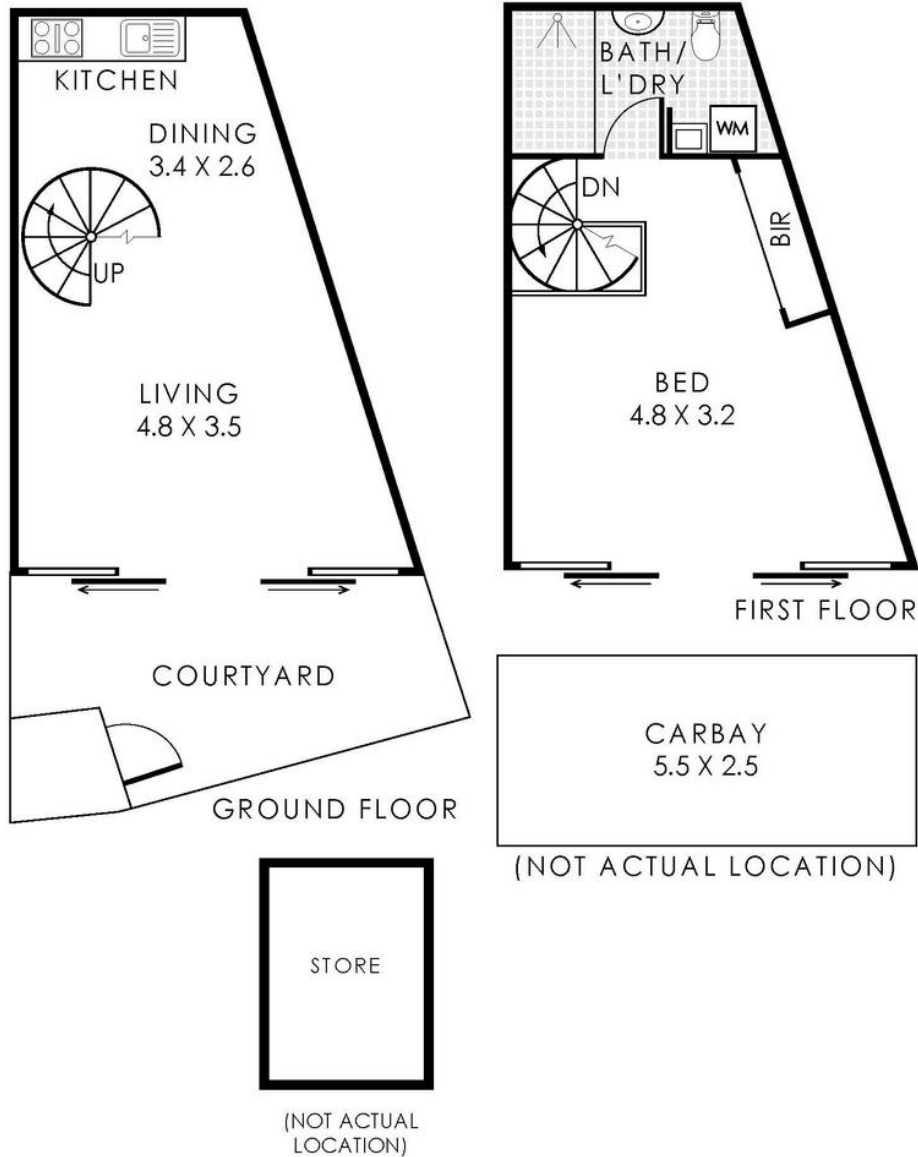
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27 Little Brown Street, East Perth

Residence 66m² | Carbay 14m² | Courtyard 15m² | Storeroom 2m²

Total Area 95m²



This location is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, of measurements, and any other information shown on an appropriate inspection only. Measurements and floor areas do not include or account for any thickness or wall space and/or areas. CJB, Charles will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Visit us for more information.