

East Perth, 38/22 Nile Street

A STYLE OF ITS OWN!

Proudly Presented by Edward Lim...

Living in style has never been this effortless! Imagine waking up just a short stroll from the picturesque Swan River, Matagarup Bridge, and the lush Victoria Gardens Parklands. Nestled in a prime East Perth location, this gem puts you within easy reach of buzzing cafes, trendy bars, and boutique shops - all just a leisurely walk away. Plus, with the free CAT bus practically at your doorstep, getting around town or into the CBD couldn't be easier!

Welcome to 38/22 Nile Street, where comfort meets convenience in the best possible way.

Step inside this immaculate mezzanine-style two-bedroom apartment, and you'll instantly feel at home. The modern open-plan living area flows seamlessly onto a spacious balcony - the perfect spot to unwind with a coffee or entertain friends over sunset drinks.



Disclaimer: 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.



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FR6FFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

At the heart of the home, the stylish open-plan kitchen offers plenty of storage and counter space, making it a dream for home chefs. Whether you're cooking up a storm or just enjoying casual meals, this space is both functional and inviting. Tucked discreetly off the living area, the laundry area adds to the apartment's practical appeal.

Upstairs, the master bedroom is a true retreat, featuring a built-in robe, private ensuite, and even space for a study nook - ideal for those who work from home or need a quiet corner. Meanwhile, the second bedroom downstairs is equally inviting, complete with its own built-in robe, making it perfect for guests or housemates. A well-appointed common bathroom serves both bedroom two and visitors alike.

The Property & What We Love?!

- * OUTSTANDING Location!
- * AMAZING Lifestyle!
- * So Convenient...
- * Yes, very RELAXING...
- * Built Year: 2004
- * Total Built Up Area: 92m2
- * Large open plan living area
- * Spacious & Well Proportioned
- * Easy access to nearby public transport
- * Perfect Lock & Leave
- * Security parking with private storeroom
- * Private, Low Maintenance & Secure
- * Estimated rental \$700 - \$730/week
- * and the list goes on...

Outgoings:

- * Council rates: app. \$1,669.05 (24/25 FY)
- * Water rates: app. \$1,172.88 (23/34 FY)
- * Strata Levies: app. \$1,746.30/q (which includes Admin: \$1088.95/q, Reserve: \$520.10/q & Hot Water Service: \$137.25) + Reserve Fund Special: \$1,560.28/q (until next AGM for review)

Whether you're a savvy investor, a first-home buyer, or looking to downsize without compromise, this one's a must-see! Currently tenanted by a reliable occupant at \$650 per week until 6/5/25, this property offers both comfort and a fantastic investment opportunity.

To book your viewing or for more details, contact Edward Lim on 0408 929 655 - but be quick, a gem like this won't last long!

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**



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More About this Property

Property ID	5FR6FFB
Property Type	Apartment
Including	Air Conditioning Pool Balcony Lift Installed

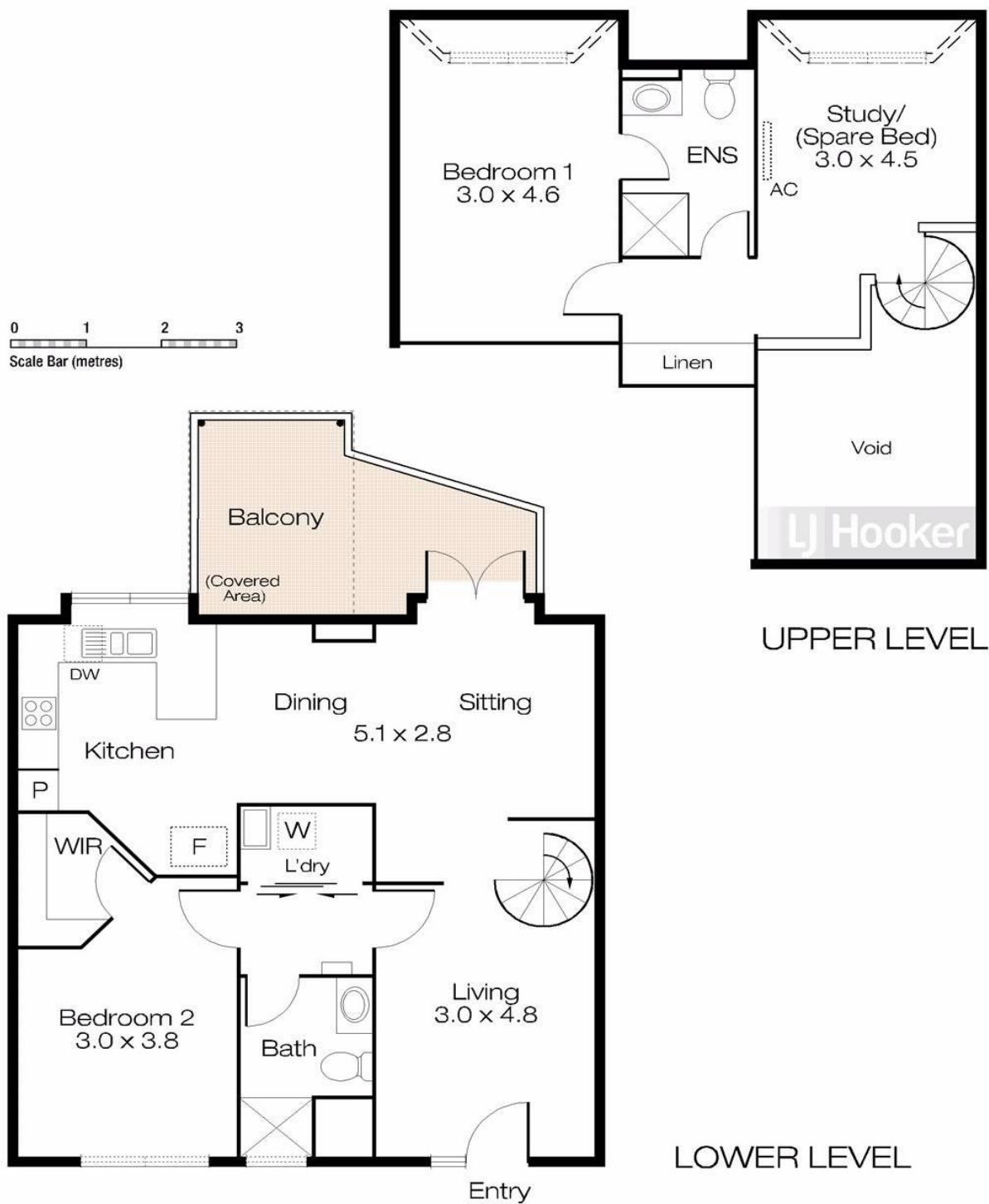
Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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38/22 Nile Street EAST PERTH

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