

## East Perth, 1/35 Haig Park Circle

Sophisticated Urban Living!



Stunningly situated within the quality "Belgravia" complex in one of East Perth's most prestigious parkside pockets, this comfortable and contemporary 210sqm, 3 bedroom, 2 bathroom ground-level apartment is very easy to access, live in and enjoy, making it appealing to absolutely everybody.

Off the entry, double doors reveal a carpeted study that essentially doubles as a third bedroom with its own built-in storage and access door to and from the exterior. A spacious open-plan living and dining area is also carpeted and incorporates a stylish, tiled and revamped kitchen into its airy design - sleek stone bench tops, double sinks, LG dishwasher, range hood, gas cooktop, separate Bosch oven, pantry, ample power points and all.

A covered alfresco-style entertaining balcony off here splendidly overlooks the lovely Haig Park Place and benefits from the leafiest of northern aspects. Four separate sets of

**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3S8EFGJ](http://ljhooker.com.au/3S8EFGJ)

**Contact**  
**Brendan Smith**  
0420 217 818  
[brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

**Sharon Smith**  
0405 814 948  
[sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)



**LJ Hooker City Residential**  
**(08) 9325 0700**

**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.

double-door built-in wardrobes - as well as direct balcony access - grace the huge master suite, where a delightful ensuite bathroom is the headline act, comprising of a rain/hose shower, separate bathtub, a toilet and twin "his and hers" vanity basins.

The second bedroom - complete with mirrored built-in robes of its own is also large in size and opens to the outside for some fresh air. It is neighboured by a practical main bathroom with a shower, toilet and powder vanity for washing up.

Stroll leisurely to Royal Street's variety of trendy cafes and restaurants, or our picturesque Swan River, through the beautiful Victoria Gardens or to a sporting event or concert at our world-class Optus Stadium at Burswood. You can even catch the free CAT bus to the CBD and access the best of Perth city and Northbridge at the very same time. It's a dream location and lifestyle opportunity that is simply too good to pass up!

#### Features Include:

- 3 bedroom, 2 bathroom design
- Secure apartment access
- Built-in entry storage cupboards
- Spacious and carpeted open-plan living
- Tiled and renovated modern updated kitchen
- Huge master suite with ample BIR space
- Large 2nd bedroom with mirrored BIR's
- Separate 2nd bathroom with a shower, toilet and vanity
- Feature ceiling cornices and skirting boards
- Separate laundry with storage
- Security-door entrance
- Ducted air-conditioning
- Security-alarm system
- A/V intercom system
- Reticulated gardens
- Pleasant park and tree views
- Secure access to the under-cover carpark
- Two secure car bays

#### Points of Interest:

- Seconds away from the nearest CAT bus stop
- Close to Mercedes College and Trinity College
- 190m to the Swan River and Claisebrook Cove
- 300m to Victoria Gardens
- 350m to the Perth Girls' School Civic Precinct
- 800m to the WACA Ground and Gloucester Park
- 1.0km to the Wellington Square redevelopment
- 1.1km to Optus Stadium
- 1.2km to Claisebrook Train Station
- 2.2km to Perth CBD
- 2.3km to Crown Towers

#### Rates & Dimensions:

Council Rates - \$2,256.40 p.a.



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Water Rates - \$1,378.20 p.a.  
Strata Admin - \$1,631.25 p/qtr  
Strata Reserve - \$203.58 p/qtr  
Internal Area - 131sqm  
Total Area - 210sqm

## More About this Property

Property ID	3S8EFGJ
Property Type	Apartment

**Brendan Smith 0420 217 818**

Sales Executive â€“ The Smith Team | [brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

**Sharon Smith 0405 814 948**

Sales Executive â€“ The Smith Team | [sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

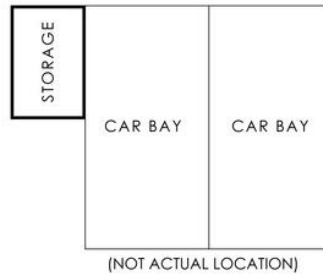
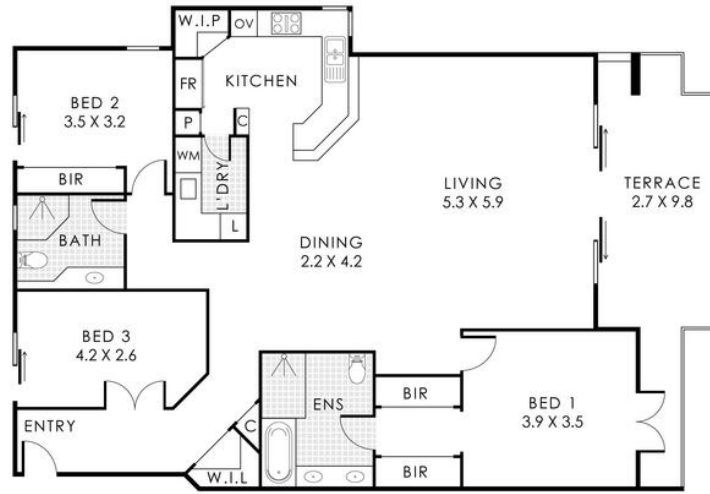
**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



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Residence 131m<sup>2</sup> | Terrace 45m<sup>2</sup> | Store 4m<sup>2</sup> | Car Bays 30m<sup>2</sup>  
**Total Area 210m<sup>2</sup> | Total Strata Lot 210m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.  
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