

## East Perth, 1/47 Tully Road

Let Me Entertain You!

2 1 1

Splendid tree-lined views grace this quality 131sqm, 2 bedroom 1 bathroom apartment, nestled within a secure and modern complex that sits right next door to beautiful Mardalup Park, overlooking our glistening Swan River waters.

A massive alfresco-style entertaining balcony spans the entire width of the apartment, beyond the building's lobby and lift access from downstairs. The airy open-plan living, dining and kitchen area invites you inside and oozes style in the form of sparkling stone bench tops, double sinks, a breakfast bar, quality electric range-hood, hotplate and oven appliances and a stainless-steel double-drawer dishwasher for good measure.

Both bedrooms have built-in wardrobes, with the spacious master suite also enjoying the luxury of semi-ensuite access into a well-appointed and fully tiled bathroom-come-laundry with a double shower and stone vanity. The second bedroom also has balcony access, whilst a separate powder room comes in very handy.

**For Sale**  
Please Call

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

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(08) 9325 0700

Facilities-wise, you are spoilt for choice with a jet pool for relaxing or exercising in, as well as either spa or sauna options to recuperate after a long working week. Down in the basement, your own single car bay is neighboured by a large 5sqm (approx.) storeroom.

You will absolutely love living in the sought-after Claisebrook Cove precinct of East Perth, taking full advantage of its very close proximity to excellent shopping, restaurants, cafes, transport, walkways, other lush parks and everything in between. Convenience has never been more impressive!

**Features Include:**

- Open-plan living/dining/kitchen area
- Built-in robes to both bedrooms
- Semi-ensuite bathroom-come-laundry with a double shower
- Separate powder room
- Two (2) linen cupboards
- Huge entertaining balcony
- Wooden floorboards
- Ducted air-conditioning
- Down lights
- Skirting boards
- Intercom system for when guests arrive
- Secure basement car bay - with access to a large storeroom
- Quality complex pool, spa and sauna facilities

**Points of Interest (all distance approximate):**

- Close to bus stops, with easy access to free CAT
- 150m to the Swan River
- 200m to Graham Farmer Freeway
- 300m to Claisebrook Cove
- 600m to Victoria Gardens (over the Trafalgar Bridge)
- 900m to Claisebrook Train Station
- 1.0km to Optus Stadium
- 1.1km to Perth Girls' School precinct
- 1.4km to Wellington Square redevelopment
- 2.6km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes and Trinity Colleges

**Rates & Dimensions:**

- Council Rates \$2,080.15 pa
- Water Rates \$1,261.43 pa
- Strata Admin \$1,222 p/qtr
- Strata Reserve \$430.90 p/qtr
- Residence Area 77sqm
- Balcony 34sqm
- Total Area 131sqm



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## More About this Property

Property ID	3QNHFGJ
Property Type	Apartment

**Brendan Smith 0420 217 818**

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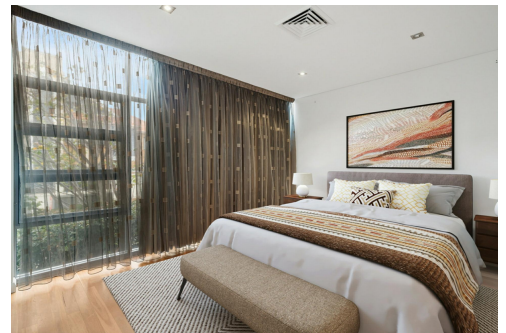
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