

10/128 Brown Street, East Perth

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## Brown Street Brilliance!

Set within a modern, well-maintained complex in the heart of East Perth, this spacious apartment delivers easy inner-city living with light-filled, freshly painted interiors, quality finishes and a layout that works beautifully for both everyday life and entertaining.

Timber floors flow through the open-plan living and dining areas, framed by full-height glass sliding doors, that open onto a generous balcony, creating an effortless indoor-outdoor flow, extending your living area and providing you with the perfect spot for morning coffee, evening drinks or relaxed alfresco meals.

The kitchen is sleek, functional and seamlessly connects to the living space, whilst still feeling distinct. Featuring stone benchtops, ample storage and stainless steel appliances, including a gas cooktop.

Both bedrooms are generously sized with built-in robes and newly installed plush carpets. The main bedroom features its own private ensuite with a shower, toilet and vanity. The main bathroom is modern and well-appointed, complete with a shower, toilet, vanity and internal European laundry.

Additional features include ducted airconditioning, secure entry, lift access and basement parking, making this an easy, low-maintenance

### FOR SALE

Under Offer by Brendan & Sharon Smith

### AGENTS

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)

### AGENCY

LJ Hooker City Residential

(08) 9325 0700

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LJ Hooker

home or smart investment. Positioned moments from Claisebrook Cove, the Swan River, cafés, parks and the CBD, this is lifestyle-focused East Perth living at its best - walkable, connected and effortlessly convenient.

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 300m to Claisebrook Train Station
- 600m to The Royal and our beautiful Swan River
- 700m to the Wellington Square redevelopment
- 1.0km to the Perth Girls School cultural precinct
- 1.3km to Perth CBD
- 1.5km to the WACA Ground and Gloucester Park
- 1.8km to Optus Stadium
- 3.0km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

Council Rates: \$2,041.40 p.a.

Water Rates: \$1,409.74 p.a.

Strata Admin: \$1,589.80 p/qtr

Strata Reserve: \$272.20 p/qtr

Residence Area: 96sqm

Total Area: 124sqm

## MORE DETAILS

Property ID	3UVGFGJ
Property Type	Apartment
Including	Air Conditioning

**Brendan Smith 0420 217 818**

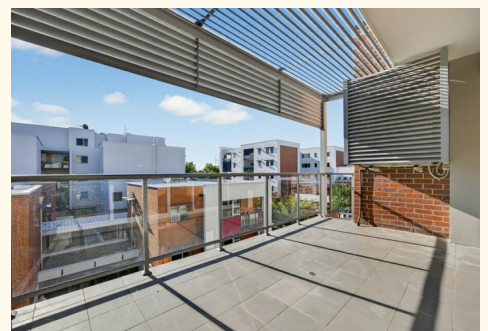
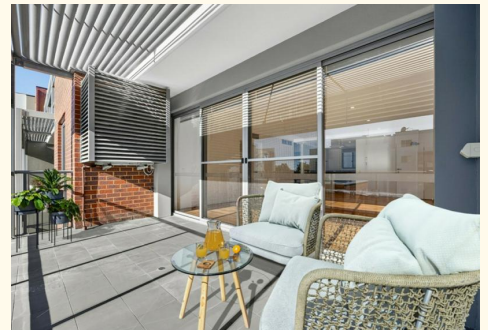
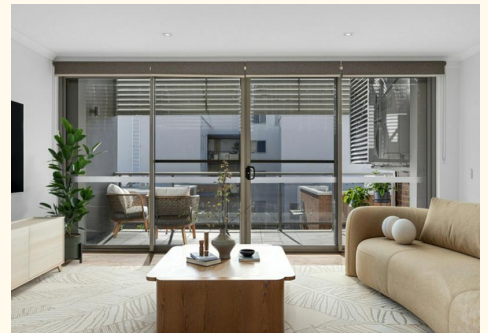
Sales Executive "The Smith Team" |  
brendan.smith@ljhooker.com.au

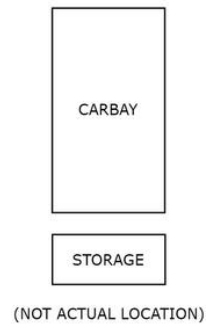
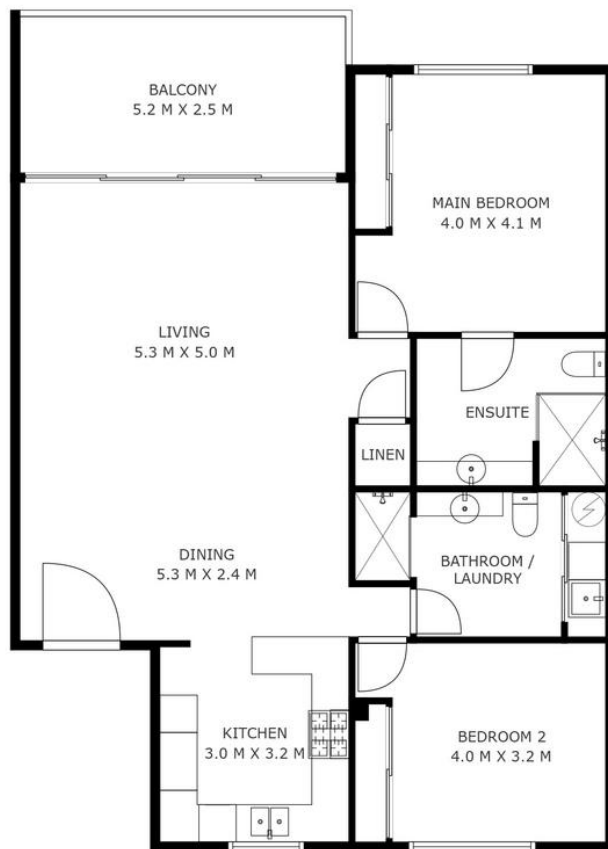
**Sharon Smith 0405 814 948**

Sales Executive "The Smith Team" |  
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 | hello@ljhpxp.com.au





<i>Approximate Areas</i>	
Internal Living Total	96m <sup>2</sup>
Balcony	13m <sup>2</sup>
Carbay	14m <sup>2</sup>
Storage	2m <sup>2</sup>
Total Lot Size	124m <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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