



**Sold**



10/70 Wittenoom Street, East Perth

3 2 2

## Your Inner City Home...

Tucked just one street back from the vibrant café and dining scene of Royal Street, this sleek 3-bedroom, 2-bathroom apartment offers 231sqm of stylish, low-maintenance living within the architecturally striking and environmentally conscious Verde complex. Perfectly occupying the corner position across from Wellington Square, you'll find yourself at the centre of East Perth's most exciting lifestyle precinct.

At the heart of the home lies a gourmet kitchen equipped with stone benchtops, a breakfast bar, statement lighting, high-end tapware, and sleek white cabinetry. Premium appliances -including a gas cooktop, integrated Bosch oven, microwave, and dishwasher - complete the picture.

The master bedroom boasts balcony access, a walk-in robe, and a beautifully tiled ensuite with a rainfall shower, toilet and a sleek vanity. The second bedroom also generous in size and features a walk-in robe and balcony access. The main bathroom is complete with a large and luxurious bathtub/shower, toilet, vanity, mirrored storage, and more. There is a separate powder room with a toilet and as well as a separate laundry, with ample storage and benchspace.

Features include:

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

Sold by Brendan & Sharon Smith

### AGENTS

Brendan Smith  
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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700



- Open-plan living/dining/kitchen area
- Spacious master suite with WIR, ensuite and balcony access
- WIR and balcony access to 2nd bedroom
- 3rd bedroom/optional study
- Large entertainer's balcony
- Separate laundry and powder room
- Main bathroom with combined bath tub/shower
- Ducted air-conditioning
- Down lights
- Secure double car bay
- Secure complex with 11-metre swimming pool
- Adjacent spa, plus an outdoor shower
- Gymnasium
- Common outdoor-entertaining area with BBQ
- Landscaped complex gardens
- Eco-friendly building

Points of Interest (all distance approximate):

- Walk to several bus stops
- 50m to Wellington Square redevelopment
- 400m to the Swan River
- 600m to the new Perth Girls' School precinct
- 650m to Claisebrook Train Station
- 750m to Victoria Gardens
- 1.1km to Matagarup Bridge (for access to Optus Stadium)
- 1.1km to the WACA Ground
- 1.2km to Queens Gardens
- 1.4km to Perth CBD
- 1.7km to Optus Stadium
- 1.7km to Trinity College
- 2.2km to Langley Park
- 2.7km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates - \$2,759.85 pa pa  
 Water Rates - \$1,770.96 pa  
 Strata Admin - \$2,039.80 p/qtr  
 Strata Reserve - \$825.00 p/qtr  
 Total Area - 231sqm  
 Residence - 130sqm

**MORE DETAILS**

Property ID                    3U7UFGJ  
 Property Type                Apartment

**Brendan Smith 0420 217 818**

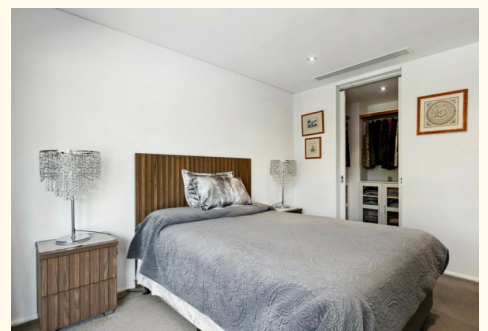
Sales Executive â€“ The Smith Team |  
 brendan.smith@ljhooker.com.au

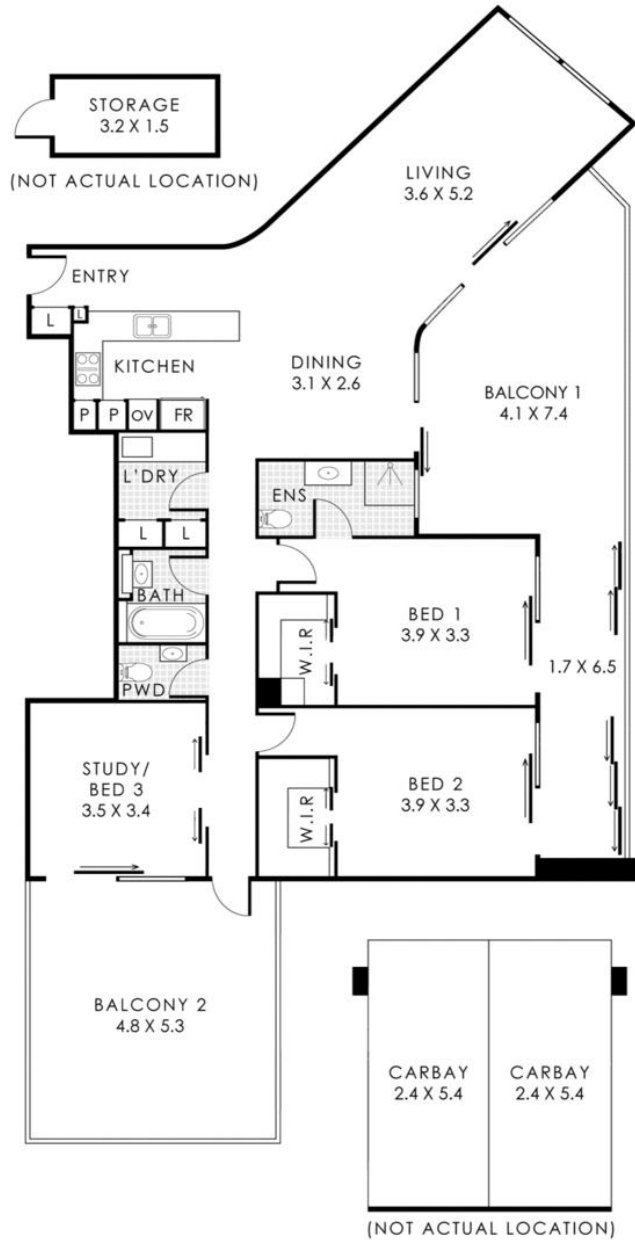
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**Unit 10/70 Wittentoom Street, East Perth**

Residence 130m<sup>2</sup> | Balcony 1 41m<sup>2</sup> | Balcony 2 27m<sup>2</sup> | Carbay 28m<sup>2</sup> | Storage 5m<sup>2</sup>  
**Total Area 231m<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 indication only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose.  
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