



East Perth, 101/122 Brown Street

Easy Living...

Contemporary style pervades this delightful 84sqm, 2 bedroom 1 bathroom pad within the impressive "Franzone Apartments" complex that will not only suit busy professionals, down-sizers and astute investors alike due to the desirable low-maintenance lifestyle it offers, but is also nestled within easy walking distance to the cafes and restaurants of vibrant Claisebrook Cove and just minutes from all the excitement of Perth's bustling CBD, its surrounding entertainment hubs and so much more.

Upon entry, an open-plan kitchen, dining and living area welcomes you inside with its sleek stone bench tops, glass splashbacks, microwave nook, double sinks and quality stainless-steel range-hood, gas-cooktop and under-bench oven. A covered entertaining balcony off here enjoys splendid city glimpses and is the perfect place to sit back, relax and unwind, with your favourite drink in hand.

Both bedrooms are carpeted for comfort and have their own built-in wardrobes, inclusive of



For Sale
Under Offer

View
ljhooker.com.au/3R0SFGJ

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a larger master suite. A generous combined bathroom-come-laundry makes the most of both the floor and wall space on offer with its vanity, shower, toilet and separate wash trough.

A single car bay and allocated storage area can also be found downstairs, forming part of this secure complex's terrific amenities. Completing this outstanding package is a superb communal rooftop garden area with climbing vines, mature tree plantings and an elevated entertaining deck where breathtaking inland views will do more than just impress your guests and visitors. It's a backdrop that will quite simply mesmerise.

The apartment is conveniently situated around the corner from the Whipper Snapper Distillery, a 24-hour gym, the free CAT bus service, further public transport at Claisebrook Train Station and so very close to the Claisebrook Cove shopping and inlet precinct, our picturesque Swan River itself, our world-class Optus Stadium at Burswood, the footbridge to the awesome Crown Towers, casino and entertainment complex and everything else that urban East Perth has to offer. Talk about living right in the thick of where the action is!

Features include:

- Open-plan kitchen/dining/living area - with split-system air-conditioning
- High ceilings to the living/dining area
- Carpeted living/dining space and bedrooms
- Tiled kitchen and wet areas
- Full-height mirrored built-in robes
- Combined bathroom/laundry wet area
- Balcony entertaining
- Stone bench tops
- Down lights
- Skirting boards
- One secure car bay with remote access beyond security gates
- Lockable storeroom
- Secure complex with a lift, rooftop terrace and intercom access
- Bike rack

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 190m to Claisebrook Train Station
- 250m 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 the WACA Ground and Gloucester Park
- 1.9km to Perth CBD
- 2.8km to Optus Stadium
- 4.3km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:

- Council Rates - \$1,806.10 pa
- Water Rates - \$1,252.08 pa
- Strata Admin - \$650.65 p/qtr



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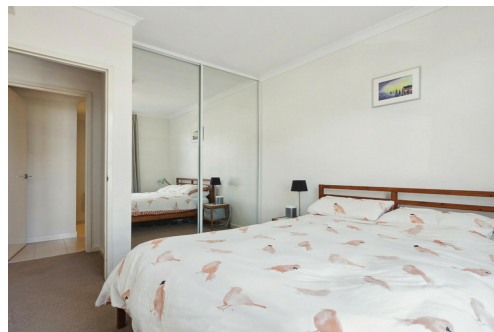
- Strata Reserve - \$100.10 p/qtr
- Residence Area - 60sqm
- Total Area - 84sqm

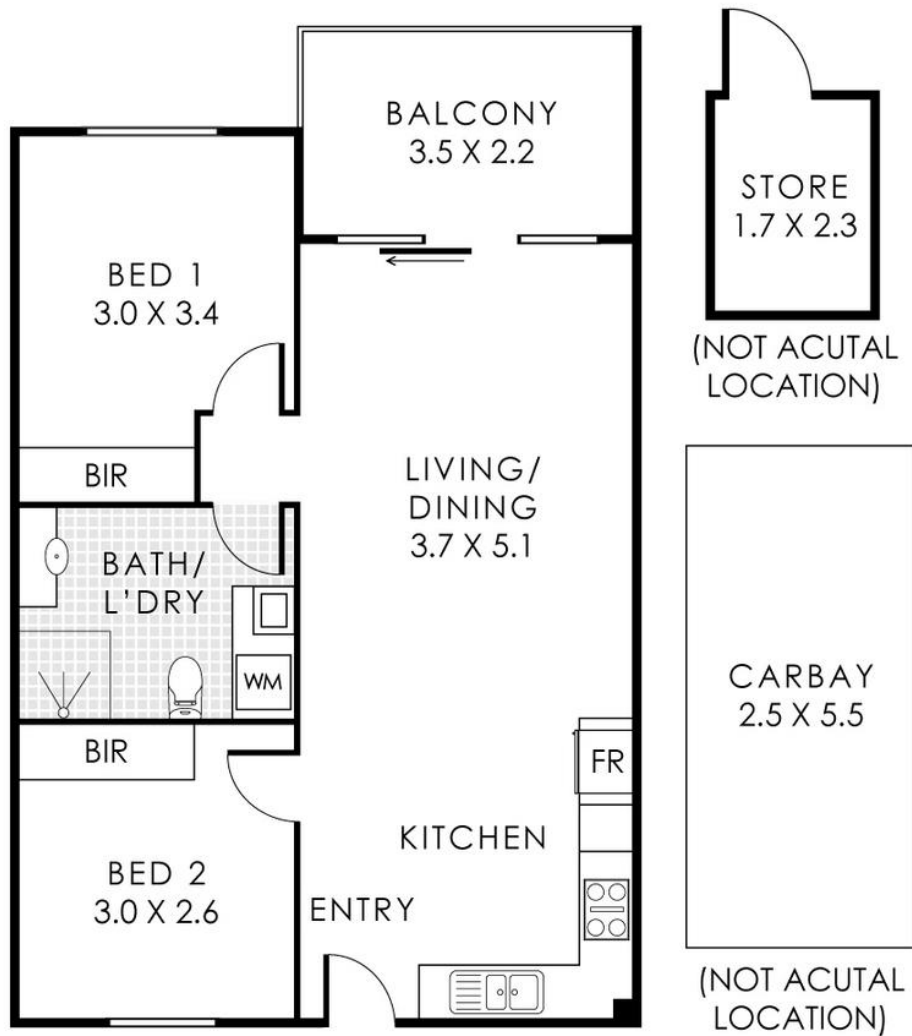
More About this Property

Property ID	3R0SFGJ
Property Type	Apartment

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101/122 Brown Street, East Perth

Residence 60m² | Balcony 7m² | Store 4m² | Carbay 13m²

Total Area 84m²



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 area do not include or account for wall thickness or roof area under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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