




11/48 Wellington Street, East Perth

Style Central!

Set within the secure and well-maintained "Claisebrook Court" complex, this beautifully updated 2 bedroom, 1 bathroom apartment delivers generous low-maintenance living in one of East Perth's most convenient lifestyle locations. Positioned just moments from the buzzing Royal Street café and dining strip, and only a short stroll from the newly revitalised Wellington Square, this is easy inner-city living with everything at your fingertips.

Spacious and inviting, the apartment welcomes you with an open-plan living and dining area complete with split-system air-conditioning and seamless access to a large covered balcony where you can relax or entertain while taking in the city outlook. The stylish kitchen has been thoughtfully designed for both functionality and style, featuring stone benchtops, tiled splashbacks, quality electric appliances, a breakfast bar and ample storage throughout.

The generous master bedroom enjoys direct balcony access and includes built-in robes, while the second bedroom is also fitted with its own built-in storage. Centrally positioned, the bathroom offers an upgraded shower and vanity combination, accompanied by a separate toilet for added practicality. A fully tiled laundry with additional storage completes the layout.

2  1  1 

FOR SALE

Under Offer by Brendan & Sharon Smith

AGENTS

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AGENCY

LJ Hooker City Residential
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Residents will appreciate the added convenience of a secure gated complex, allocated car bay and private lock-up storeroom, all within a peaceful pocket of East Perth that remains close to the action. Enjoy walking access to Claisebrook Cove, the Swan River, Queens Gardens, Gloucester Park, the WACA Ground, Optus Stadium and the Perth Girls School precinct, with free CAT bus transport making commuting into the CBD effortless.

Whether you're seeking a vibrant city base, an easy-care home or a smart investment in a sought-after riverside suburb, this impressive apartment offers the perfect blend of comfort, convenience and lifestyle.

Features include:

- 2 bedrooms, 1 fully-tiled bathroom
- Renovated interiors
- Low-maintenance timber-look flooring
- Open-plan living/dining & kitchen
- Balcony entertaining with city views
- Carpeted bedrooms with BIR's
- Split-system air-conditioning
- Separate laundry
- Feature ceiling cornices
- Feature skirting boards
- White plantation window shutters
- Single car bay
- Storeroom
- Leafy complex trees and gardens

Points of Interest (all distance approximate):

- Metres to the free CAT bus
- 60m to the Wellington Square redevelopment
- 250m to the Perth Girls' School precinct
- 750m to the WACA Ground
- 850m to Langley Park
- 850m to Queens Gardens
- 1.0km to Claisebrook Train Station
- 1.0km to Gloucester Park entrance
- 1.0km to the Swan River
- 1.7km to Perth CBD
- 1.8km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zone
- Close to both Mercedes College and Trinity College

This property is currently tenanted on a fixed-term lease at a rate of \$600.00 per week until 29/07/2026.

Rates & Dimensions:

Council \$2,085.35 pa

Water \$1,387.24pa

Strata Admin \$825pq

Strata Reserve \$165 pq

Internal Area 65sqm

Total Area 93sqm

MORE DETAILS

Property ID 3VJWFGJ
Property Type Apartment

Brendan Smith 0420 217 818

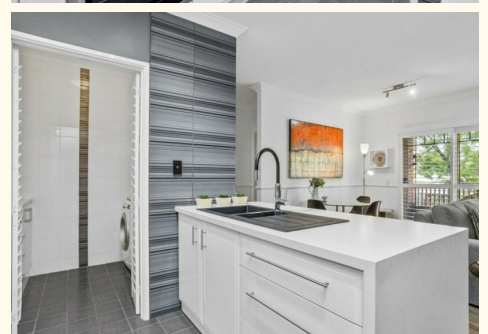
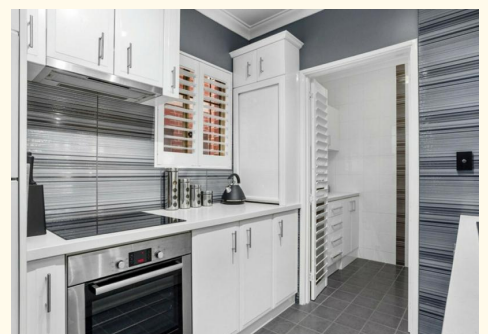
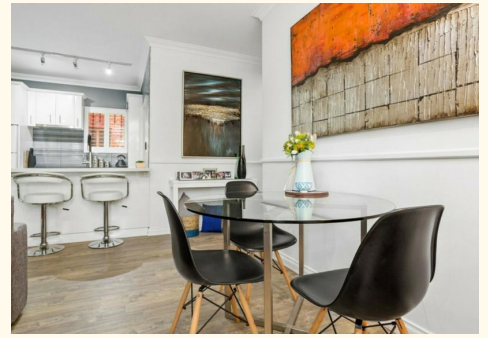
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Approximate Area:	
Internal Area	65m ²
Balcony	11m ²
Car Bay	15m ²
Store	2m ²
TOTAL	93m ²



11 / 48 Wellington Street EAST PERTH



Not to scale • All measurements are approximate • Drawn for presentation purposes only • info@openpad.com.au • ©openpad