



12/28 Bronte Street, East Perth

## Effortless Living!




Tucked away in one of East Perth's most convenient pockets, this stylish apartment offers the perfect mix of lifestyle, privacy and lock-and-leave ease. Set within a boutique complex, the home is light-filled, generously sized, and positioned for effortless living.

Inside, you'll find an open-plan layout, stylish finishes and a spacious balcony - perfect for relaxed mornings or an evening wine. The kitchen is equipped with modern appliances, including a gas stove. The bedrooms are spacious and functional with the master benefitting from its own private ensuite for added convenience.

This peaceful setting is just moments from local cafes, transport, Claisebrook Cove and the river, it's an ideal base for both busy professionals and savvy investors. Low-maintenance. Well-connected. And ready to enjoy!

Points of Interest (all distance approximate):

- Metres to the free CAT bus
- 110m to the Perth Girls' School precinct
- 450m to the Wellington Square redevelopment
- 650m to the WACA Ground
- 750m to Queens Gardens
- 850m to Gloucester Park entrance

3  2  2 

### FOR SALE

Under Offer by Brendan & Sharon Smith

### AGENTS

Brendan Smith

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Sharon Smith

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### AGENCY

LJ Hooker City Residential

(08) 9325 0700

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.

 **LJ Hooker**

- 1.0km to Claisebrook Train Station
- 1.0km to Langley Park
- 1.0km to Mercedes College
- 1.0km to the Swan River
- 1.3km to Trinity College
- 1.5km to Optus Stadium
- 1.5km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

#### Rates & Dimensions:

- Council Rates: \$1,786.50 pa.
- Water Rates: \$1,269.17 pa
- Strata Admin: \$1,333.00 p/qtr
- Strata Reserve: \$215.00 p/qtr
- Internal Area: 95sqm
- Total Area: 134sqm
- Sorry no lift

#### MORE DETAILS

Property ID                    3TD6FGJ  
 Property Type                Apartment

#### **Brendan Smith 0420 217 818**

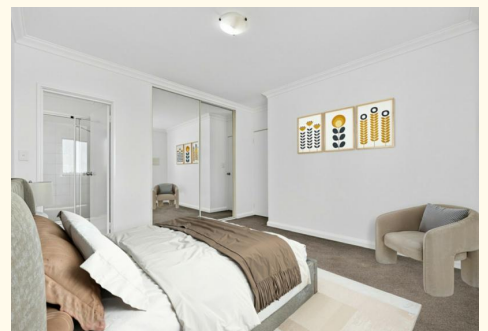
Sales Executive â€œ The Smith Team |  
 brendan.smith@ljhooker.com.au

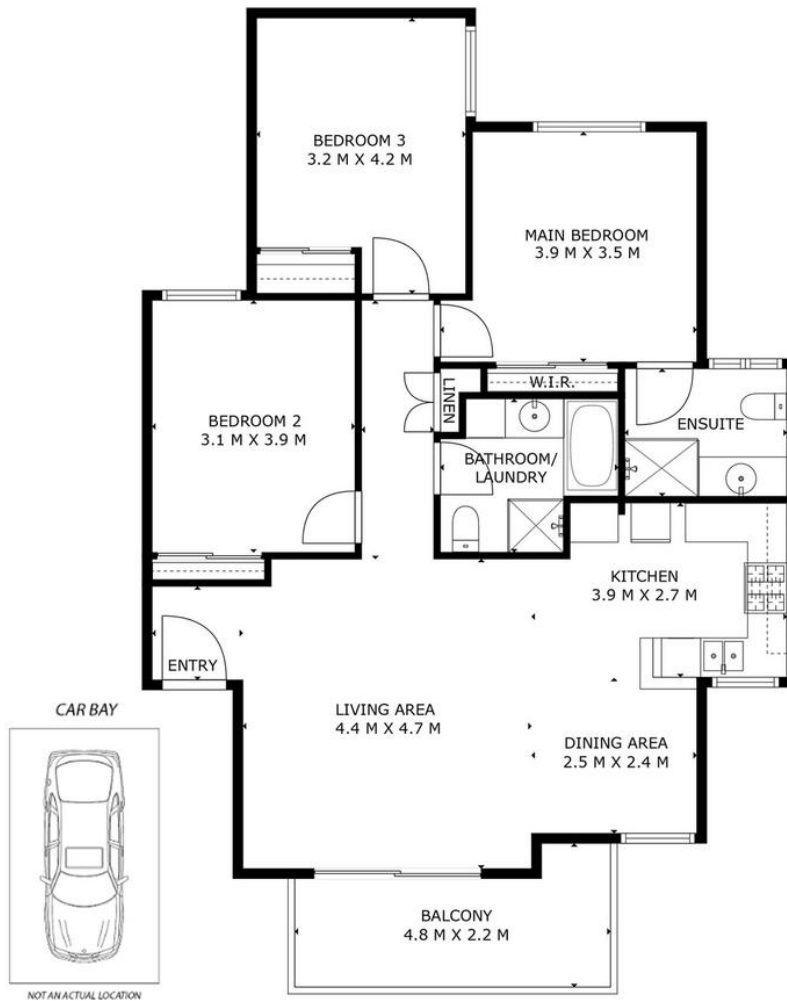
#### **Sharon Smith 0405 814 948**

Sales Executive â€œ The Smith Team |  
 sharon.smith@ljhooker.com.au

#### **LJ Hooker City Residential (08) 9325 0700**

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Approximate Areas	
Internal Area	95m <sup>2</sup>
Car Bay	28m <sup>2</sup>
Balcony	9m <sup>2</sup>
Total Lot Size	134m <sup>2</sup>

 **LJ Hooker**

12/28 Bronte St, East Perth

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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[www.perthrealestatemedia.com](http://www.perthrealestatemedia.com)

