

East Perth, 13/18 Wellington Street

Sleek & Stylish!

2 2 1

For Sale
Under Offer

View
ljhooker.com.au/3SHDFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

This impeccable 2-bedroom, 2-bathroom apartment sits proudly within the secure, boutique "Aspect on Wellington" complex, offering a fantastic opportunity for modern inner-city living. Located in the vibrant East Perth precinct, it's just a short stroll from bus stops and the exciting Wellington Square redevelopment, putting convenience right at your doorstep.

As a resident, you'll have access to resort-style amenities designed for relaxation and entertainment. Stay active in the fully-equipped gym, host gatherings on the rooftop deck with BBQ facilities, or enjoy movie nights in the common theatre room with a huge cinema screen-all available for your enjoyment.

Inside, the apartment boasts a spacious open-plan living, dining, and kitchen area, seamlessly extending to a large, fully covered entertainer's balcony - the perfect spot to unwind or entertain guests. The generous bedrooms provide ample space for sleep, study,



LJ Hooker City Residential
(08) 9325 0700

Disclaimer: 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.

and storage, with the master suite standing out thanks to its built-in wardrobes and private ensuite featuring a large shower and vanity.

Enjoy the convenience of free Yellow and Red CAT buses right across the road, as well as easy access to local parklands, the WACA Ground, Gloucester Park, Royal Street's vibrant food and café strip, trendy restaurants, and CBD shopping. Take a stroll along Claisebrook Cove, catch a game at Optus Stadium, or indulge in a night out at Crown Towers Burswood- all just moments away.

With a prime location and an enviable lifestyle, this apartment is a rare find. Don't miss out!

Features include:

- Spacious 2 bedroom, 2 bathroom design
- Stunning entry lobby with lift access
- Fully-equipped, air-conditioned and carpeted gym
- Complex theatre room and rooftop barbecue facilities
- Large open-plan living and dining area
- Quality electric cooking appliances in the kitchen
- Large covered east facing balcony
- Built-in robes
- Cleverly-concealed European-style laundry
- Single car bay
- Storeroom

Points of Interest (all distance approximate):

- Red and Yellow CAT free bus services at your doorstep
- 85m to the new Perth Girls' School precinct
- 350m to the Wellington Square redevelopment
- 750m to Claisebrook Cove
- 1.0km to Claisebrook Train Station
- 1.0km to the Swan River
- 1.6km to Optus Stadium
- 1.6km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,669.05 p.a.

Water Rates: \$1,199.79 p.a.

Strata Admin: \$1,140.00 p/qtr

Strata Reserve: \$264.00 p/qtr

Residence Area: 80sqm

Total Area: 108sqm



LJ Hooker City Residential
(08) 9325 0700

Disclaimer: 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.

More About this Property

Property ID 3SHDFGJ

Property Type Apartment

Brendan Smith 0420 217 818

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

Sharon Smith 0405 814 948

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

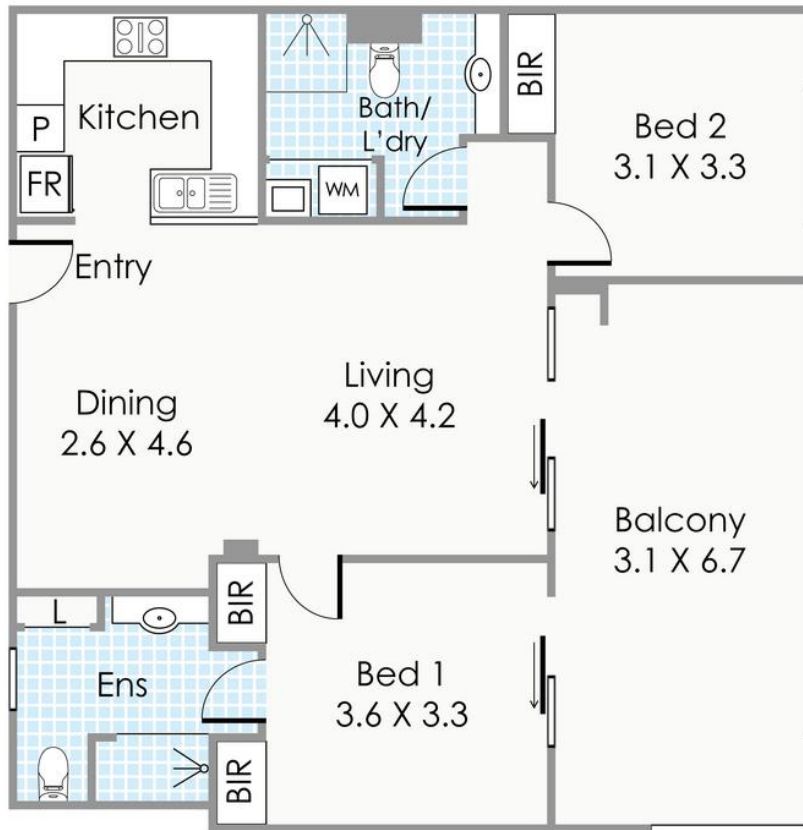
LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



Disclaimer: 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 City Residential
(08) 9325 0700



Approximate Areas

Residence:	78m ²
Balcony:	22m ²
Car Bay:	14m ²
Store:	2m ²

Total Area: 116m²

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 areas do not include or account for wall thickness or roof area under eaves. Ciba 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. www.cibacreative.com.au

 13/18 Wellington Street, East Perth