



15/70 Wittenoom Street, East Perth

## Bespoke Brilliance!

Nestled on the 3rd floor of the stunning architecturally-designed corner "Verde" complex that sits virtually opposite the exciting Wellington Square redevelopment, this luxurious 173sqm 3 bedroom, 2 bathroom apartment is impeccably-appointed and sits just one street back from trendy cafes and restaurants on Royal.

This impressive development also plays host to a shimmering resort-style swimming pool and spa outside, a fabulous alfresco-entertaining deck with its own built-in barbecue facilities, a gym for residents to utilise and secure parking - including your own two allocated car bays with a storeroom.

Entry into the apartment has a sea of finished timber flooring, a kitchen that splendidly overlooks a comfortable open-plan living and dining area whilst boasting sparkling stone bench tops, stylish light fittings, double sinks, a gas cooktop, integrated range-hood, oven and dishwasher appliances and sleek white cabinetry.

A magnificent alfresco-style entertaining balcony (with fully enclosable shutters) can be seamlessly accessed from both the dining space and master-bedroom suite - the latter comprising of a walk-in wardrobe and a classy ensuite bathroom with a walk-in shower, toilet, vanity, mirrored storage cupboards and more.

3  2  2 

### FOR SALE

Sold 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

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

 **LJ Hooker**

Both minor bedrooms have built-in robes and are serviced by a nearby powder room, as well as the main bathroom with floor to ceiling tiles. Behind sliding doors lies a cleverly-concealed European-style laundry that has extra storage options and makes the most of the wall space on offer to you.

Perfectly positioned only a short stroll to the nearest free CAT bus for easy access around the city and within walking distance of the vibrant East Perth food, coffee and shopping precinct and lush recreation areas by the picturesque Swan River, this is a location you will absolutely love. It doesn't get any better!

Features Include:

- Park and city views from living room picture window
- All weather outdoor room for you to enjoy
- Green building incorporating solar and water recycling
- A light filled flow through design with space in mind
- Sumptuous 2.8 metre high ceilings throughout
- Stylish main bathroom with a separate shower
- Separate powder room and laundry
- Ducted air-conditioning and feature lighting
- Feature ceiling cornices and skirting boards
- Two secure allocated car bays with storeroom
- Full lift access and security intercom access
- 11-metre complex swimming pool and adjacent spa
- Common outdoor-entertaining area with BBQ and gym
- Eco-friendly building with contemporary stainless-steel artwork

Points of Interest (all distance approximate):

- Walk to several bus stops
- 50m to Wellington Square redevelopment
- 600m to the new Perth Girls' School precinct
- 400m to the Swan River
- 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

Rates & Dimensions:

Council Rates \$2,840.75 p.a.

Water Rates \$1,881.27 p.a.

Strata Admin \$1,808.01 p/qtr

Strata Reserve \$731.24 p/qtr

Total Area 173sqm

Internal Area 120sqm

## MORE DETAILS

Property ID 3UE6FGJ  
Property Type Apartment

**Brendan Smith 0420 217 818**

Sales Executive â€” The Smith Team |  
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**Sharon Smith 0405 814 948**

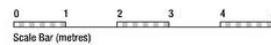
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