







East Perth, 16/128 Brown Street

Upgrade in Style...

3 2 1

For Sale
Under Offer

View
ljhooker.com.au/3QQ9FGJ

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This quality 147sqm, 3 bedroom 2 bathroom "Urbano Uno" apartment defines stylish modern living within a commanding corner complex between the heart of the Perth CBD and East Perth's vibrant Royal Street café and restaurant strip, along our picturesque Swan River at beautiful Claisebrook Cove.

Three huge carpeted bedrooms are headlined by an extra-spacious master suite - home to a "his and hers" walk-in wardrobe and a connecting ensuite bathroom with a shower, stone vanity, under-bench storage cupboards and a toilet. Making the most of both the floor and wall space on offer is a large main bathroom with a shower, stone vanity, under-bench storage, a toilet and a cleverly-concealed European-style laundry, hidden behind full-height sliding doors.

The expansive master retreat also seamlessly extends outdside to a superb semi-covered alfresco-style balcony for fresh-air entertaining, no matter what the occasion. The

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functionality of a generous open-plan living, dining and kitchen area ensures contemporary comfort for all involved, with the sophisticated kitchen itself comprising of sleek stone bench tops, double sinks and excellent stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. The living zone also flows out to the balcony, for a seamless indoor-outdoor integration.

This trendy apartment is desirably situated just around the corner from the Whipper Snapper Distillery, fitness facilities, the free CAT bus service, further public transport at Claisebrook Train Station, the revamped Wellington Square precinct and is so very close to our world-class Optus Stadium at Burswood, the footbridge to the awesome Crown Towers, casino and entertainment complex and everything else that the sought-after east end of town has to offer. Impressive is definitely the word!

Features include:
- Secure building access
- Tiled lobby entrance
- Easy-care timber-look floors to the living/dining/kitchen area
- Spacious balcony entertaining
- Massive master suite with a walk-in robe and private ensuite bathroom
- Large 2nd/3rd bedrooms
- Combined main bathroom/European-style laundry
- Dishwasher in the kitchen
- Stone bench tops
- Ducted air-conditioning
- Audio-intercom system
- Secure single car bay
- Recently painted complex
- Solar power to common property
- Potential to install individual solar to unit
- Upgraded security/intercom being installed soon

Points of Interest (all distance approximate):
- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 300m to Claisebrook Train Station
- 600m 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 Perth CBD
- 1.5km to the WACA Ground and Gloucester Park
- 1.8km to Optus Stadium
- 3.0km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges

Rates & Dimensions:
Council Rates - $2,354.25 p.a.
Water Rates - $1,589.71 p.a.
Strata Admin -$1,530.32 p/qtr
Strata Reserve - $313.49 p/qtr
Residence Area - 107sqm

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Total Area - 147sqm











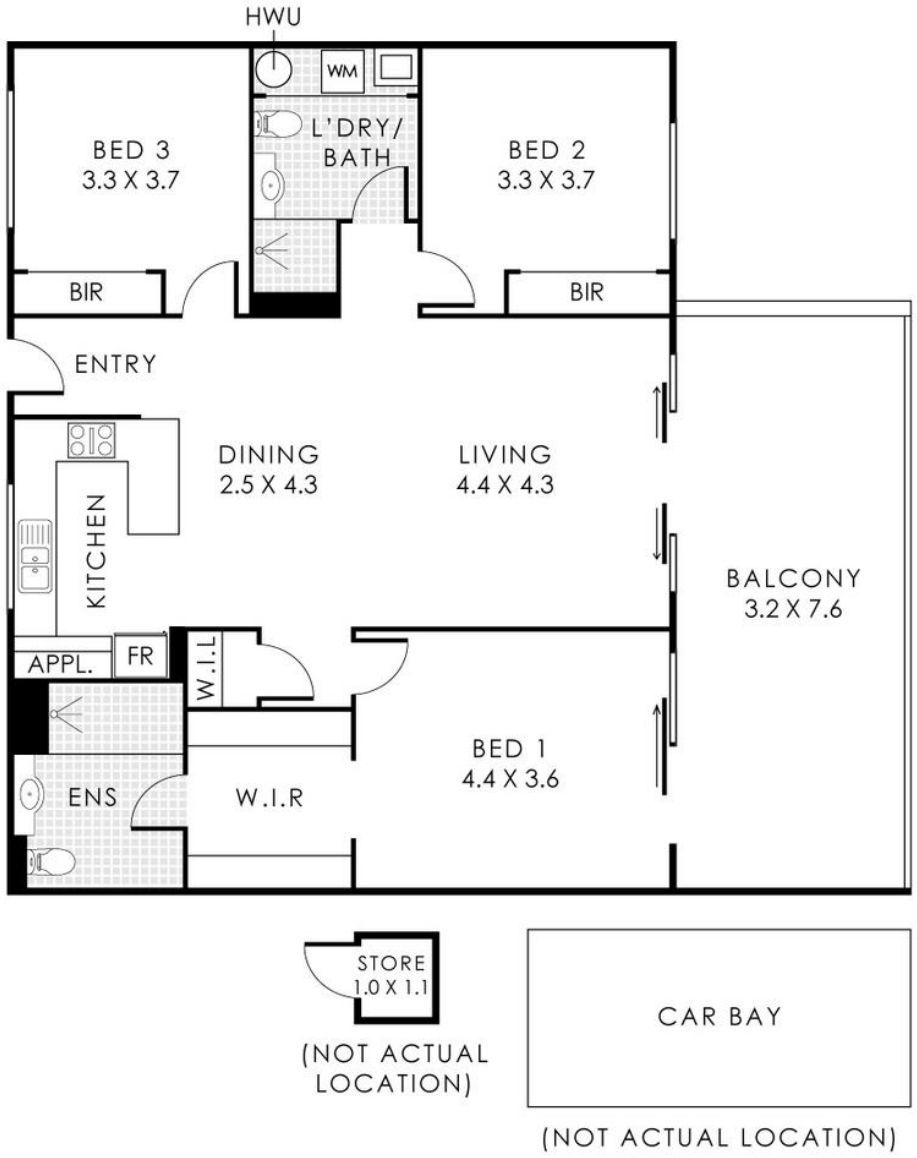
More About this Property

Property ID	3QQ9FGJ
Property Type	Apartment

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Residence 107m² | Balcony 25m² | Store 1m² | Car Bay 14m²

Total Area 147m²

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. Crib 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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