



East Perth, 17/36 Bronte Street

Your Urban Oasis!

(Rented at \$650.00 per week until 23/01/2025)

The stylish and sophisticated "Verge Apartments" complex is where you will find this sublime 81sqm, 1 bedroom 1 bathroom third-floor pad that, like its building, is defined by the perfect mix of clean modern finishes and a stunning central location you will be proud to call home.

The spacious and bright open-plan living and dining area that seamlessly incorporates an efficient corner kitchen into its airy design and complete with tiled low-maintenance flooring, sleek bench tops and tiled splashbacks, double sinks, and electric range-hood, hotplate and oven appliances.

There is a spacious bedroom for your comfort and a modern bathroom comprised of a shower, toilet and vanity. You will also find a cleverly concealed European style laundry



For Sale
Under Offer

View
ljhooker.com.au/3R6NFGJ

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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.

where the wash trough and laundry area is neatly hidden away.

The complex has a gymnasium for residents to utilise, as well as a handy bike storage area.

Hop, skip or jump to the vibrant Royal Street shopping, food and coffee strip, as well as the exciting Wellington Square parkland redevelopment. Stroll to a host of public-transport options and the magnificent Claisebrook Cove Swan River waterfront precinct as well. The lifestyle you have longed for finally presents itself - now it's time for you to grasp the opportunity with both hands!

Features include:

- Modern single floor design
- Open-plan living, dining and kitchen area
- Entertaining balcony
- Carpeted bedroom
- Main bathroom with shower, toilet & vanity
- Split-system reverse-cycle air-conditioning
- Intercom system
- Gymnasium
- Bike storage area
- Secure single under-cover car bay
- Storeroom
- Complex Zen garden with an outdoor waiting area
- Complex built in 2016 (approx.)

Points of Interest (all distance approximate):

- Metres to the free CAT bus
- 400m to the Perth Girls' School precinct
- 400m to the Wellington Square redevelopment
- 600m to the Royal Street precinct
- 700m to Claisebrook Cove
- 750m to the WACA Ground
- 800m to Queens Gardens
- 900m to Gloucester Park entrance
- 1.0km to Claisebrook Train Station
- 1.0km to Langley Park
- 1.0km to Mercedes College
- 1.0km to the Swan River
- 1.4km to Perth CBD
- 1.4km to Trinity College
- 1.6km to Optus Stadium
- 3.4km Crown Towers and casino complex
- Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,669.05 pa

Water Rates: \$1,172.88 pa

Strata Admin: \$738.19 p/qtr



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Strata Reserve: \$52.25 p/qtr

Internal Area: 56sqm

Total Area: 81sqm

More About this Property

Property ID 3R6NFGJ

Property Type Apartment

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

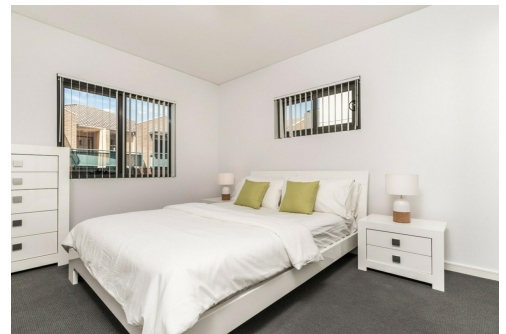
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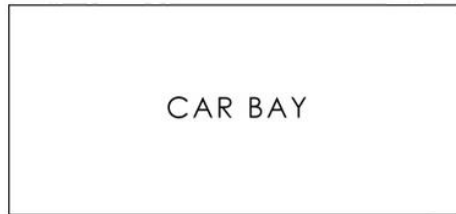
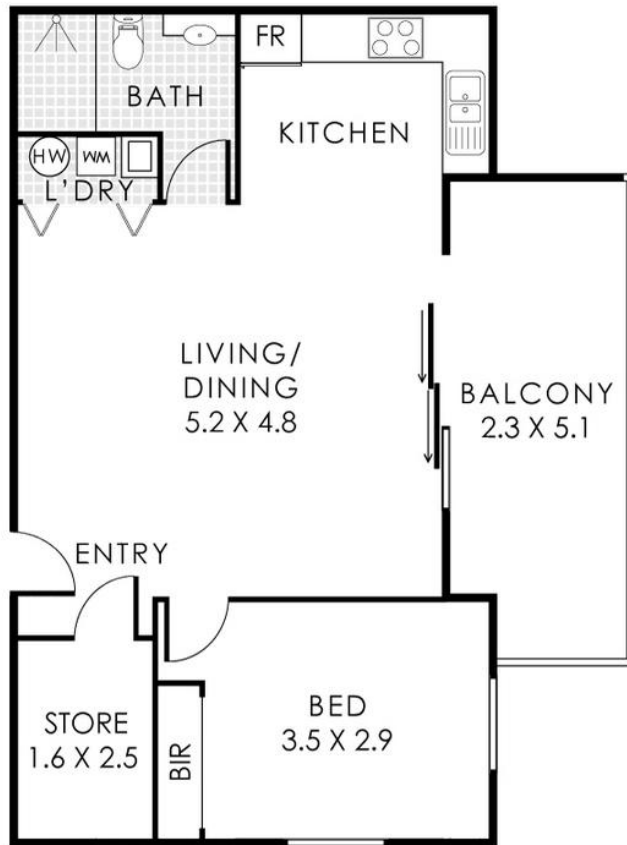
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(NOT ACTUAL LOCATION)

17/36 Bronte Street, East Perth

Residence 56m² | Balcony 12m² | Car Bay 13m²

Total Area 81m²



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 the 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 non-enclosed areas. CIBC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purposes. www.cibccreative.com.au