

East Perth, 17/99 Wellington Street

Picture Perfect on the Park!

(The seller reserves the right to accept offers prior to the closing date)

Perched up on the third floor of an established and secure complex that sits opposite the stunning Wellington Square redevelopment and only footsteps away from the vibrant new Perth Girls' School cultural precinct, this tranquil 112sqm, 2 bedroom 1 bathroom apartment will delight you with its style and space and is only walking distance away from multiple amenities, also allowing you to take full advantage of the free CAT bus stop for public transport on your doorstep.

A spacious and carpeted open-plan living and dining area doubles as the main hub of the floor plan where a split-system air-conditioning unit meets double French-door access out to an intimate sitting balcony - lush green tree-lined aspect and all. It is all overlooked by a practical kitchen with low-maintenance timber-look flooring, double sinks, a dishwasher recess and contemporary electric range-hood, hotplate and oven appliances.



For Sale
Under Offer

View
ljhooker.com.au/3PDRFGJ

Contact
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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.

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(08) 9325 0700

Both bedrooms are carpeted for comfort and enjoy balcony access, inclusive of the master suite that also has built-in double wardrobes and enjoys semi-ensuite access. Full-height built-in robes and split-system air-conditioning grace the second bedroom, as well.

Embrace living in the heart of Claisebrook Cove and next to both Northbridge and the CBD, with the likes of the picturesque Queens Gardens, the WACA Ground, Gloucester Park, our famous Swan River and the buzzing Royal Street food and cafe strip also within arm's reach. A convenient lifestyle in an excellent location awaits you, here!

Features Include:

- Securely-gated complex entrance
- Plenty of natural light
- Welcoming open-plan living and dining area - next to the kitchen
- Lovely outlook from both balconies - off the living area and bedrooms
- Carpeted bedrooms - including the master suite
- Sleek white semi-ensuite bathroom with a bathtub and showerhead
- Separate toilet, off the laundry
- Split-system air-conditioning
- CCTV security
- Audio-intercom system
- Bike-rack storage
- Secure single parking bay
- Landscaped complex gardens

Points of Interest (all distance approximate):

- Red and Yellow CAT free bus services at your doorstep
- 230m to Wellington Square
- 350m to Perth Girls' School cultural precinct
- 500m to Graham Farmer Freeway
- 650m to the Swan River
- 700m to Royal Perth Hospital
- 850m to McIver Train Station
- 1.4km to Claisebrook Cove
- 1.4km to Perth CBD
- 2.3km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$ 1,699.75 p.a.
- Water Rates - \$1,209.36 p.a.
- Strata Admin - \$650.00 p/qtr
- Strata Reserve - \$150.00 p/qtr
- Total Area: 112sqm
- Internal Area: 85sqm



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More About this Property

Property ID	3PDRFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

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

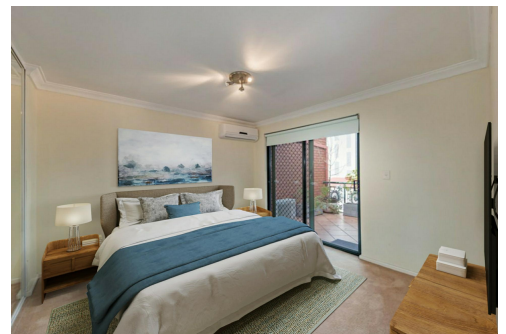
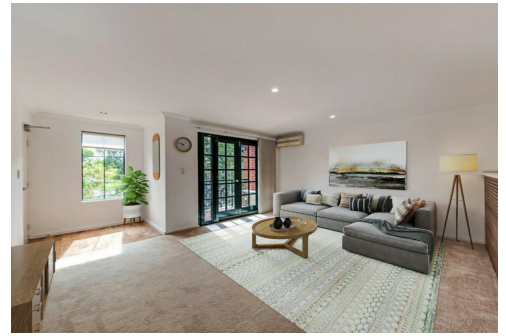
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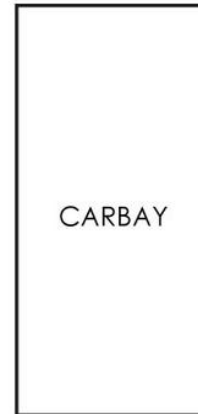
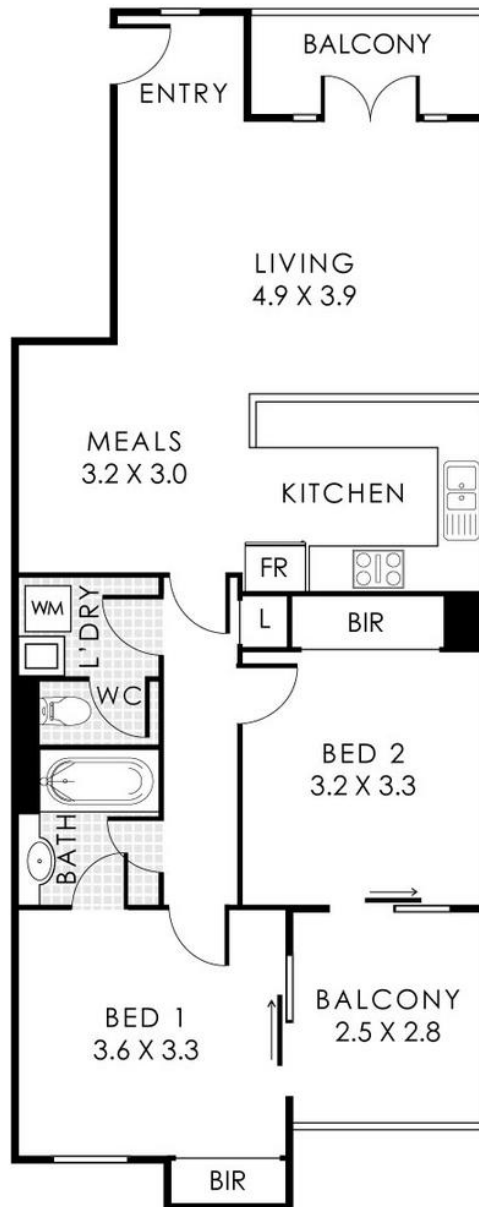
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(not actual location)

17/99 Wellington Street, East Perth

Residence 85m² | Balcony 11m² | Carbay 16m²

Total Area 112m²



The location is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on an approximate interpretation only. Measurements and total area do not include or account for wall thickness, central area, under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purposes.
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