

East Perth, 18/7-9 Bennett Street

Picture-Perfect Lifestyle!

Perched on the fourth floor, this spacious 107sqm, 2-bedroom, 2-bathroom corner apartment offers the perfect balance of city convenience and riverside tranquility. Nestled between Adelaide Terrace and the picturesque Swan River, it's just a short stroll to the heart of the CBD, placing everything you need within easy reach.

Step inside to a light-filled open-plan living and dining area, seamlessly extending onto your private balcony - the perfect spot to soak in the serene views over Langley Park and the river. The modern kitchen is designed for both style and functionality, featuring double sinks, a large pantry, a dishwasher, a gas cooktop, oven, and range hood.

Beyond your apartment, you'll find an array of resort-style rooftop amenities. Take a dip in the shimmering swimming pool, unwind in the sauna, or stay active in the fully air-conditioned gym. The residents' lounge and games room, complete with a kitchen and air-conditioning, is ideal for entertaining, while the BBQ area offers breathtaking river views.



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.



For Sale
Under Offer

View
ljhooker.com.au/3SJCFGJ

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LJ Hooker City Residential
(08) 9325 0700

Downstairs, enjoy the convenience of a secure parking bay and storage unit. With cafés, restaurants, bars, free CAT buses, and premier shopping all at your doorstep, city living has never been so effortless.

This isn't just an apartment - it's a lifestyle upgrade. The big city life well and truly awaits!

Features include:

- Secure lobby entrance
- Fourth-floor location, with direct lift access
- River outlook from the balcony
- Open-plan living/dining/kitchen area
- Split-system reverse-cycle air-conditioning
- Exceptional top-floor facilities - including a pool and sauna
- Under-cover parking bay
- Allocated storage

Points of Interest (all distance approximate):

- 60m to the nearest bus stop
- 180m to Langley Park
- 200m to the Swan River
- 650m to Wellington Square
- 800m to Queens Gardens
- 850m to the Girls School Civic Precinct
- 1.0km to the WACA Ground
- 1.4km to Claisebrook Train Station
- 1.7km to Perth CBD
- 2.2km to Optus Stadium
- 3.1km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,923.55 p.a.

Water Rates: \$1,315.32 p.a.

Strata Total: \$1,238.88 p/qtr

Total Area: 109sqm



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More About this Property

Property ID	3SJCFGJ
Property Type	Apartment

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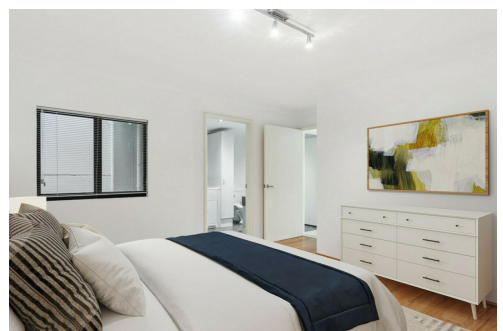
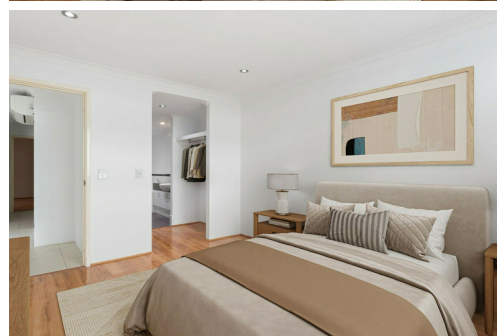
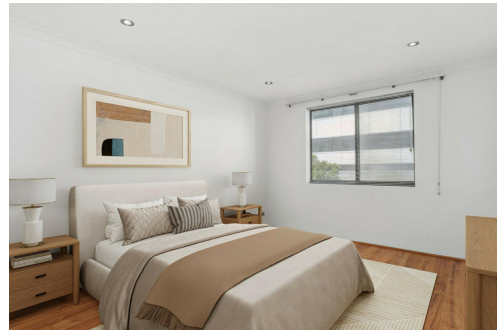
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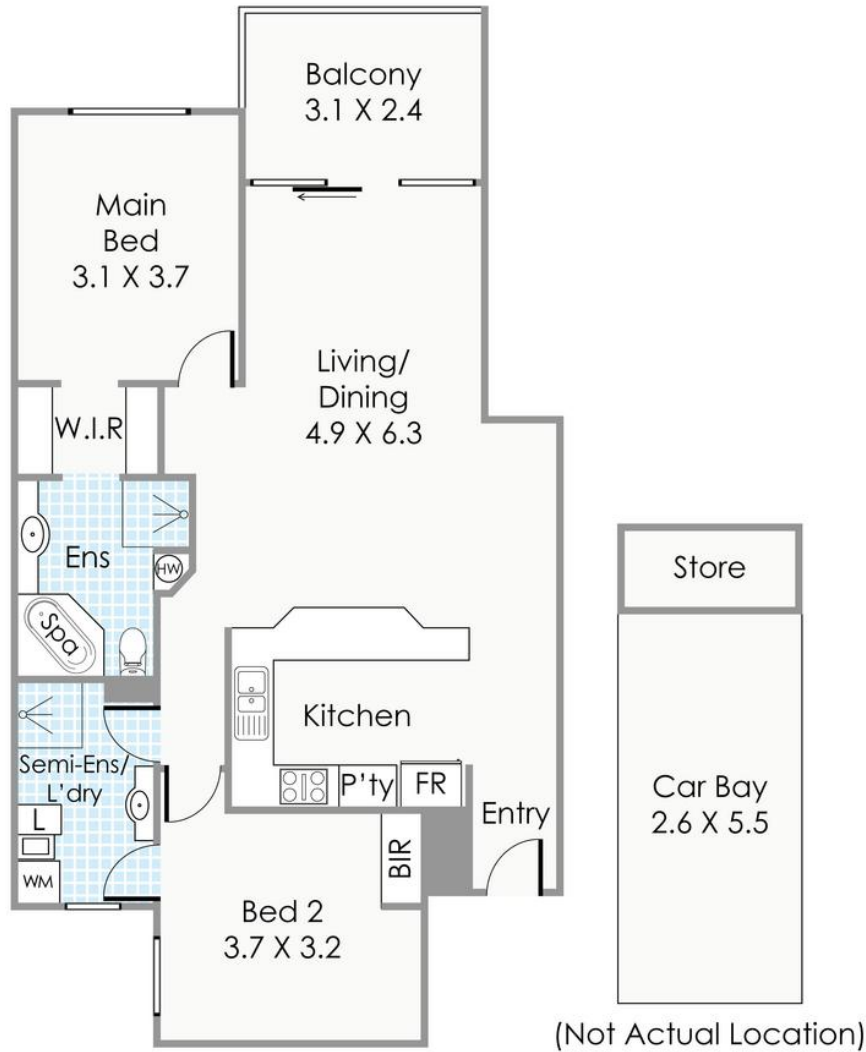
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Approximate Areas

Residence:	85m ²
Balcony:	5m ²
Car Bay:	14m ²
Store:	3m ²

Total Area: 107m²

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. Cribb 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.cribbcreative.com.au



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