




2/175 Hay Street, East Perth

## Super Sized Luxury...

Perfectly positioned in the heart of East Perth, this stylish apartment offers the ideal blend of low-maintenance living, resort-style facilities and inner-city convenience. Light-filled and spacious throughout, the home has been thoughtfully designed with open-plan living and a seamless connection to the large entertainer's balcony, creating an easy indoor-outdoor lifestyle that feels both relaxed and functional.

The kitchen is well-appointed with stone benchtops, quality appliances, ample storage and generous preparation space, overlooking the living and dining area so you're always connected when entertaining. Warm timber flooring, neutral tones and an abundance of natural light give the apartment a welcoming feel, while the layout provides excellent separation between living and sleeping zones.

The bedrooms are generously sized with built-in robes, and the main bedroom enjoys direct ensuite and balcony access, as well as plenty of natural light. The bathrooms are modern and spacious with quality finishes, while the internal laundry adds practicality rarely found in apartment living. Whether you're an owner-occupier looking for a vibrant city-fringe lifestyle or an investor seeking a well-located property with strong appeal, this apartment presents an exceptional opportunity.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.

 **LJ Hooker**

Residents have access to excellent onsite facilities including a swimming pool, spa, gym and secure complex entry, delivering the convenience of a lock-and-leave lifestyle without compromising on comfort. Positioned just moments from the Swan River, Claisebrook Cove, Optus Stadium, cafes, restaurants and the CBD, everything you need is right at your doorstep. Modern, low-maintenance and superbly located, this is inner-city living done right.

Points of Interest (all distance approximate):

- Free bus transport at your front door
- 160m to Queens Gardens
- 465m to the WACA Ground and Gloucester Park
- 750m to Perth Girls' School precinct
- 1.0km to Claisebrook Cove/Swan River
- 1.2km to Claisebrook Train Station
- 1.4km to Wellington Square redevelopment
- 1.6km to Royal Perth Hospital
- 1.9km to Perth CBD
- 2.2km to Elizabeth Quay
- 3.4km to Optus Stadium
- 3.5km to Crown Towers
- 3.9km to Kings Park

Rates & Dimensions:

Council \$2,097.05 p.a.

Water \$1,396.32 p.a.

Strata Admin \$1,155.00 p/qtr

Strata Reserve \$115.60 p/qtr

Residence Area 98sqm

Total Area 165sqm

## MORE DETAILS

Property ID	3VK0FGJ
Property Type	Apartment
Land Area	165 m2

**Brendan Smith 0420 217 818**

Sales Executive â€“ The Smith Team |  
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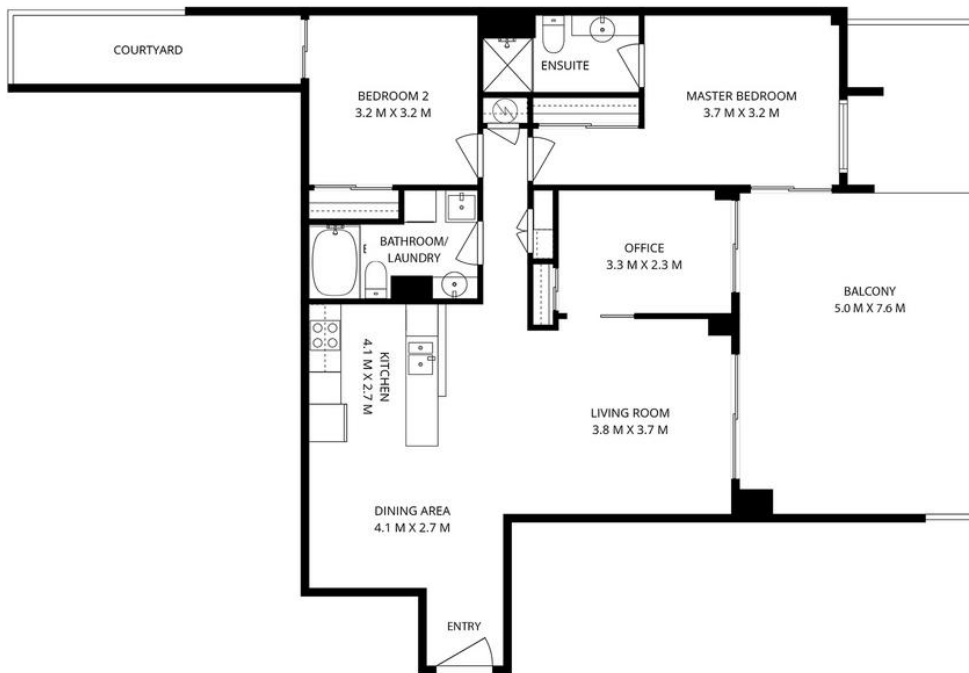
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(NOT ACTUAL LOCATION)

<i>Approximate Areas</i>	
Internal Area	98m <sup>2</sup>
Car Bay	14m <sup>2</sup>
Courtyard	12m <sup>2</sup>
Balcony	38m <sup>2</sup>
Store Room	3m <sup>2</sup>
Total Lot Size	165m <sup>2</sup>



2/175 Hay St, East Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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