



East Perth, 22/38 Fielder Street

The Right Amount Everything!



Situated within a commanding corner complex opposite Claisebrook Train Station and close to free public transport, this contemporary 133sqm, 2 bedroom 2 bathroom apartment with secure parking and storage has "living convenience" written all over it.

Welcoming you inside is a spacious open-plan living, dining and kitchen area with sleek stone bench tops, double sinks, a stainless-steel dishwasher, a Bosch range hood and quality stainless-steel gas-cooktop and under-bench-oven appliances. The large north-facing alfresco-style entertaining balcony off here has pull-down café/shade blinds for full enclosure and protection from the elements.

A separate laundry can be found right next to the kitchen, with both bedrooms boasting their own mirrored built-in wardrobes. The slightly-larger master suite also plays host to an intimate ensuite bathroom with a shower, toilet and sleek stone vanity. The second

For Sale
Under Offer

View
ljhooker.com.au/3R0BFGJ

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bathroom —acting as a semi-ensuite to the connecting second bedroom —makes the most of both the floor and wall space on offer with its bathtub, showerhead, toilet and stone-vanity basin.

This desirable East Perth location allows you to embrace the nearby nightlife, a 24-hour gym, the local whiskey distillery and the popular Bright Tank Microbrewery just a few hundred metres away, with our beautiful Swan River, lush parks and entertainment areas, the North Metropolitan TAFE, riverside pathways meandering through Perth city, our world-class Optus Stadium at Burswood and an array of charming cafes, restaurants and shopping facilities all a matter of only minutes away in their own right. The perfect position truly does exist!

Features include:

- Low-maintenance bamboo timber floors
- Huge open-plan living/dining/kitchen area
- Tiled kitchen flooring
- Mirrored built-in robes to both bedrooms
- Private master-ensuite bathroom
- Semi-ensuite second bathroom, off the spare bedroom
- Separate laundry, off the kitchen
- Large north-facing entertaining balcony - with café/shade blinds
- Ducted air-conditioning
- Stone bathroom and kitchen bench tops
- Under-bench bathroom-vanity storage
- Electric outdoor blinds for added privacy
- Internal hot-water system
- Single secure car bay & storeroom

Points of Interest (all distance approximate):

- 30m to the nearest bus stop (plus easy access to free CAT bus services)
- 200m to Claisebrook Train Station
- 650m to Wellington Square redevelopment
- 750m to the Swan River/Claisebrook Cove
- 900m to Victoria Gardens
- 1.0km to Perth Girls School civic precinct
- 1.2km to Perth CBD
- 1.8km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$2,001.85 p.a.
- Water Rates - \$1,354.56 p.a.
- Strata Admin - \$1,646.15 p/qtr
- Strata Reserve - \$451.00 p/qtr
- Residence Area - 102sqm
- Total Area - 133sqm



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More About this Property

Property ID	3R0BFGJ
Property Type	Apartment
House Size	133 m ²

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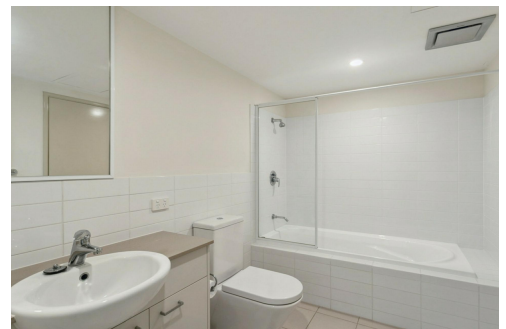
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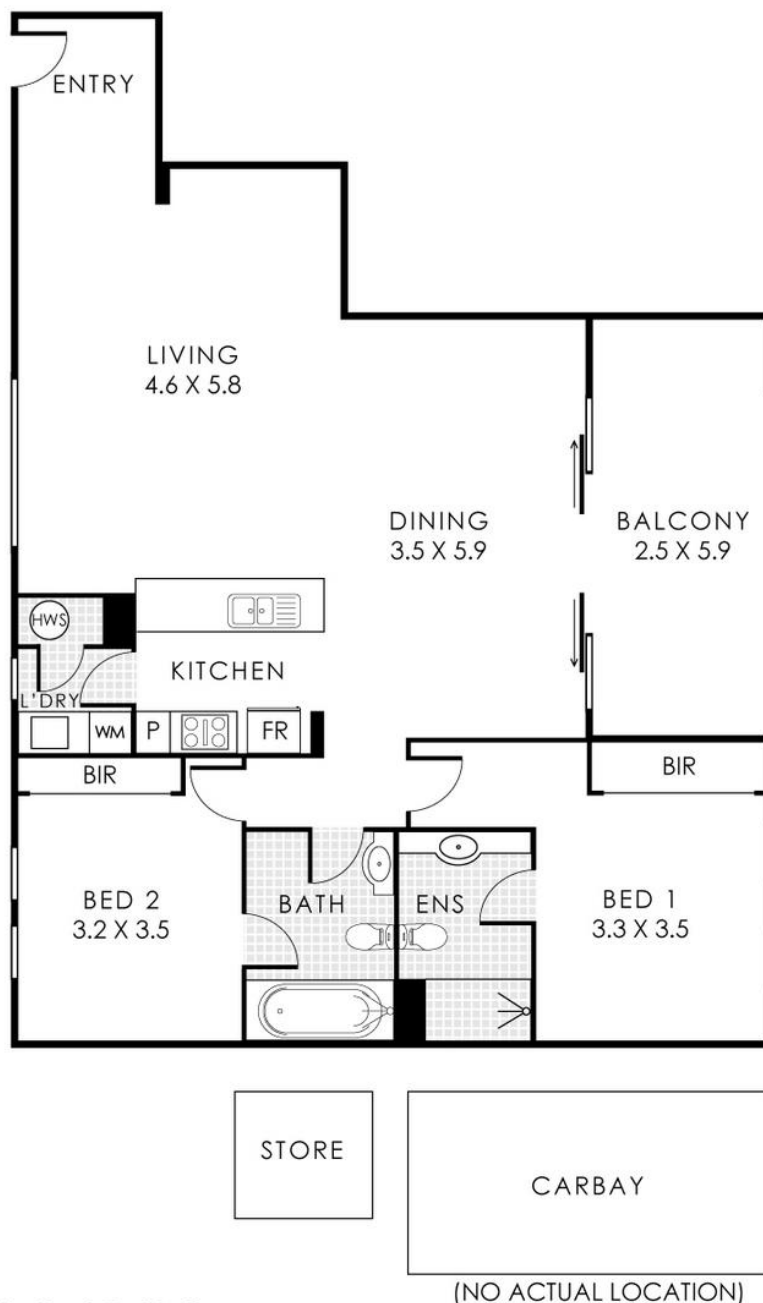
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Residence 102m² | Balcony 14m² | Carbay 13m² | Store 4m²
Total Area 133m²



The 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 on approximate dimensions only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C&H 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 purpose.
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