



East Perth, 22/43 Wickham Street

Designed With You in Mind!



The award-winning 2014-built "Haven" complex in the heart of East Perth's vibrant cafe and restaurant precinct is where you will find this quality 116sqm, 2 bedroom 2 bathroom apartment that offers impressive inner-city living in the form of a practical open floor plan with generous proportions and access to first-class shared amenities.

In fact, residents of this exceptional development have full use of an excellent gymnasium, a resident's lounge and common alfresco/barbecue facilities, along with a sparkling resort-style swimming pool that could very well be one of the best that the area has to offer. There is also full lift access and a fob security system for the building, ensuring those from all walks of life are well looked after.

Ultra-high ceilings give the place a real sense of space throughout, with the carpeted open-plan living and dining area complemented by a crisply-tiled modern kitchen with sleek high-gloss white finishes, stylish stone bench tops, double sinks, glass splashbacks, an

For Sale
Please Call

View
ljhooker.com.au/3T9MFGJ

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integrated range hood, a ceramic cooktop, a separate oven, a stainless-steel dishwasher and more.

A full-height slider not only lets the natural light penetrate the interior here, but also provides seamless outdoor access to a fabulous large balcony that is fully covered for outdoor entertaining. Back inside, both bedrooms are carpeted and have mirrored built-in wardrobes, with the master suite also benefitting from the luxury of its own private balcony, as well as an intimate ensuite bathroom with a vanity, toilet and shower.

Servicing the spare bedroom is an adjacent main bathroom, complete with a shower, toilet and powder vanity of its own. Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry, hidden behind double doors and sitting between the entry and kitchen.

This outstanding second-floor apartment is perched between the magnificent Wellington Square revamp and the new Perth Girls School civic precinct, also situated only walking distance away from the Perth CBD itself. Your allocated single car bay downstairs is nice and secure, as is your very own lock-up storeroom.

Grab a drink overlooking the water at The Royal, whilst indulging in a very close proximity to the likes of Gloucester Park, the WACA Ground, beautiful Queens Gardens, popular cafes, trendy eateries, public transport (including the free CAT bus service), terrific educational facilities, the river and the Crown Entertainment Complex at Burswood - as well as our world-class Optus Stadium, next door. Stop your search - this is the lifestyle you have truly longed for!

Features include, but are not limited to:

- Open-plan living/dining/kitchen
- Covered entertaining balcony
- Second balcony off the master suite
- Mirrored built-in robes to both bedrooms
- Private master-ensuite bathroom
- European-style laundry, next to the kitchen
- Storage cupboard
- Ducted air-conditioning
- Stone bench tops in the kitchen and bathrooms
- A/V intercom system
- Down lights
- First-class complex facilities - including a gym and pool
- Quality lobby area with two secure lifts
- Secure single car bay
- Storeroom
- Off-road parking bays for your guests and visitors to utilise
- Leased until 20/09/2025 at a rate of \$680.00 per week

Points of Interest (all distance approximate):

- 100m to Wellington Square redevelopment
- 350m to the Girls School Civic Precinct
- 400m to the nearest bus stop
- 800m to Victoria Gardens



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- 850m to Claisebrook Train Station
- 850m to the WACA Ground
- 900m to Matagarup Bridge (for access to Optus Stadium)
- 900m to the Swan River
- 1.0km to Queens Gardens
- 1.1km to Langley Park
- 1.5km to Optus Stadium
- 1.5km to Trinity College
- 1.8km to Perth CBD
- 3.6km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Total Area 116sqm
- Balconies 21sqm
- Council Rates \$1,864.80 pa
- Water Rates \$1,315.26 pa
- Strata Admin \$1,059.52 p/qtr
- Strata Reserve \$182.58 p/qtr
- Total Area 116sqm
- Balconies 21sqm

More About this Property

Property ID	3T9MFGJ
Property Type	Apartment

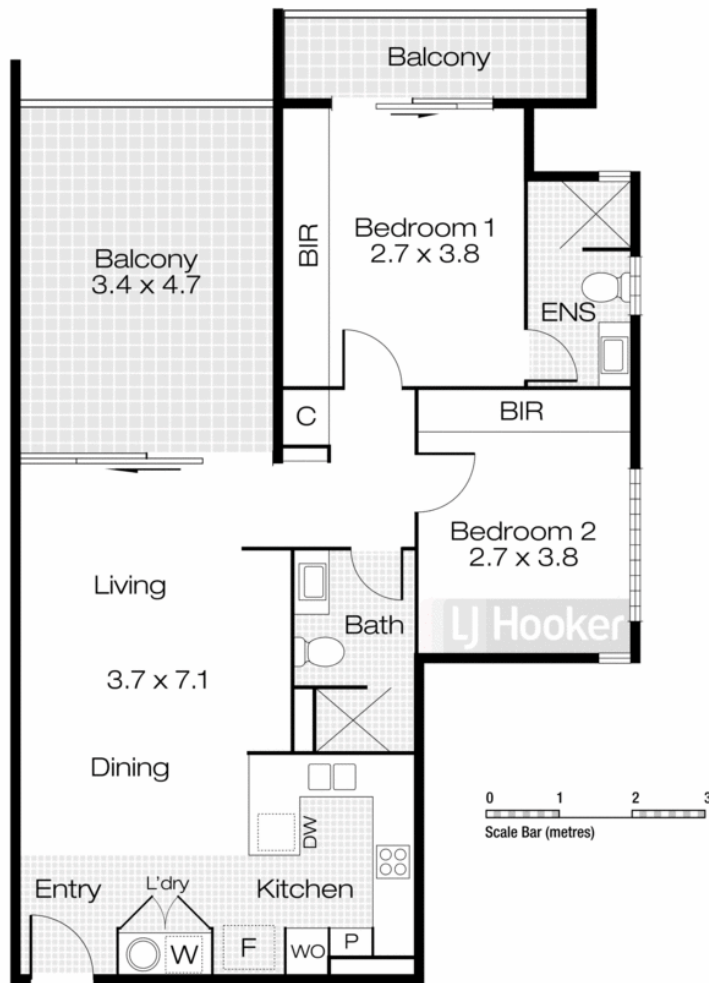
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