



24/22 Nile Street, East Perth

Entertainment Central!

Welcome to 24/22 Nile Street, East Perth - where this two-bedroom, two-bathroom apartment that nails the balance between comfort, style and location. Whether you're starting out, downsizing, or just craving a simpler, secure lifestyle close to the action, this one ticks all of the boxes.

Inside, you'll find warm timber floors and a free-flowing open-plan layout that connects the living and dining zones to a generous private balcony. It's the kind of space that works just as well for Friday night catch-ups as it does for quiet morning coffees.

The kitchen is sharp and practical - complete with stainless-steel appliances, gas cooking, double sinks and sleek tiled splashbacks. Both bedrooms come with built-in robes, and the master suite boasts its own private ensuite - ideal for a little extra peace and privacy.

Step outside and you're only minutes from the serene Victoria Gardens and the architecturally iconic Matagarup Bridge. Take a leisurely riverside stroll across to Optus Stadium, or continue on to Crown Towers and the buzzing Burswood precinct - it's all at your doorstep.

The secure complex also offers the perks of resort-style living with

2 🏠 2 🚿 1 🚗

FOR SALE
Under Offer

AGENTS

Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au

Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

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**

access to a pool, spa, BBQ area, and secure parking behind gated entry. Easy living, leafy surrounds, and everything East Perth has to offer just moments away. Sounds like home!

Features include:

- Large private entertainer's balcony
- Quality-built complex with pool, spa, and BBQ facilities
- Open-plan living/dining/kitchen areas
- Quality stainless-steel kitchen appliances including gas stove
- Master bedroom BIR and ensuite
- Second bedroom with BIR
- Main bathroom with shower, toilet & vanity
- European-style laundry
- Split-system air-conditioning
- Secure gated car park with an allocated car bay
- Ticketed street parking for guests and visitors

Points of Interest (all distances approximate):

- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station
- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Located in the Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,532.00 p.a.

Water Rates: \$1,117.34 p.a.

Strata Admin: \$1,009.90 p/qtr

Strata Reserve: \$418.88 p/qtr

MORE DETAILS

Property ID 3T3MFGJ
Property Type Apartment

Brendan Smith 0420 217 818

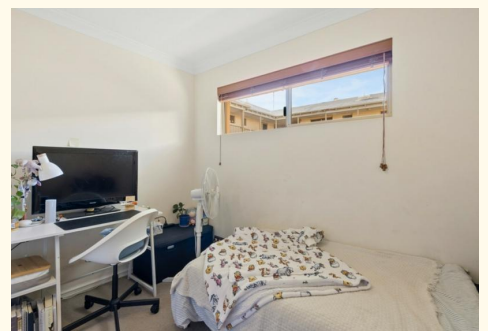
Sales Executive "The Smith Team" |
brendan.smith@ljhooker.com.au

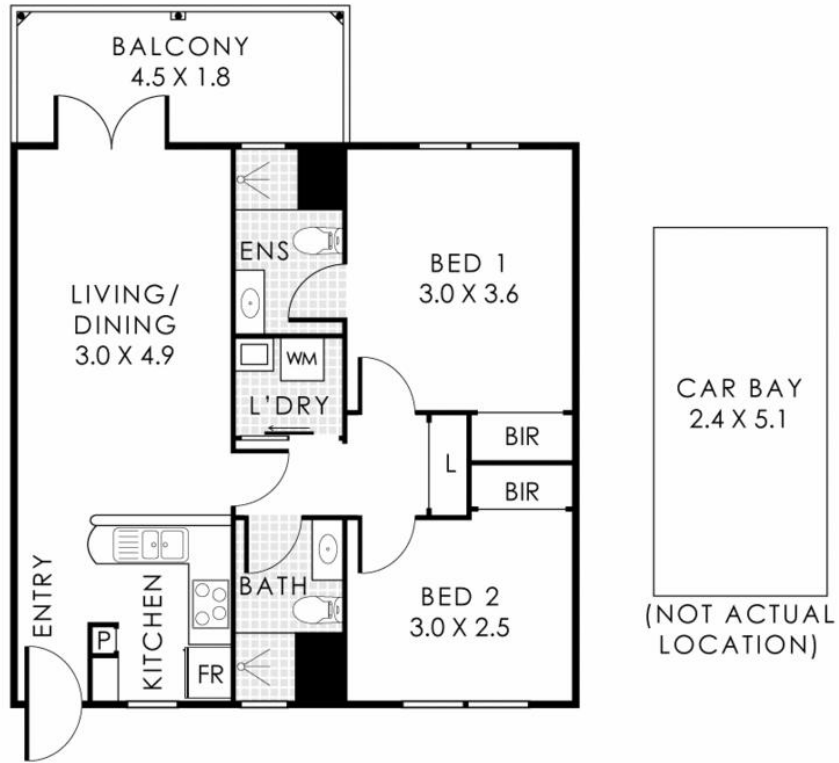
Sharon Smith 0405 814 948

Sales Executive "The Smith Team" |
sharon.smith@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





Unit 24, 22 Nile Street, East Perth

Residence 62m²

Total Area 62m²



This floorplan is for illustrative 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. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. See to be used for any other purpose. www.cibcreative.com.au