



## East Perth, 25/2 Goderich Street

An Easy Decision...

(Leased at \$520.00 per week until 25th November 2024)

Discover the charm of this modern two-bedroom apartment in a prime East Perth location. As you enter, you'll be welcomed by expansive open-plan living spaces that highlight both comfort and elegance.

The recently renovated kitchen is a highlight, featuring soft-closing drawers, a hidden dual-bin drawer, new stainless steel appliances, a pull-out spray mixer tap, fully tiled splashbacks, USB charging sockets, and exquisite stone countertops that seamlessly extend into a newly created breakfast bar.

Decorated in a neutral palette with plush carpets and contemporary light fittings throughout, this apartment is a blank canvas for you to furnish in your preferred style and colors.



**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/3Q8PFGJ](https://ljhooker.com.au/3Q8PFGJ)

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**LJ Hooker City Residential**  
(08) 9325 0700

The spacious master bedroom offers a large walk-in robe with views of Queen's Gardens and can easily double as a work or study area.

The completely updated bathroom features a spacious shower with a full-height glass screen, fully tiled walls, and an elegant vanity with a stone top and large mirror. Additionally, a separate, newly renovated WC includes a brand-new toilet.

The large balcony provides stunning views of Queen's Gardens, making it an ideal spot for entertaining your guests or relaxing on your own.

Situated in a tranquil cul-de-sac, this apartment is just 100 meters from the nearest free CAT bus stop, within walking distance of Royal Perth Hospital, and mere steps away from the historic Queen's Gardens.

An undercover secured car bay is conveniently located right outside, making it easy to transfer your shopping from your car to your home. This is a rare opportunity to live in a highly sought-after, leafy street.

Points of Interest (all distance approximate):

- 100m to the nearest bus stop
- 100m to Queens Gardens
- 250m to the WACA Ground
- 300m to Langley Park
- 550m to the new Girls School Civic Precinct
- 550m to the Wellington Square redevelopment
- 600m to the Swan River
- 1.2km to Claisebrook Train Station
- 1.9km to Perth CBD
- 4.1km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment areas
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,491.10 p.a.
- Water Rates - \$1,205.49 p.a.
- Strata Admin - \$995.00 p/qtr
- Strata Reserve - \$750.00 p/qtr
- Total Area - 84sqm



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## More About this Property

Property ID	3Q8PFGJ
Property Type	Apartment
House Size	84 m <sup>2</sup>

### Brendan Smith 0420 217 818

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