







25/22 Nile Street, East Perth

Modern Comfort - Unbeatable Location!

Stylish simplicity awaits inside this beautifully positioned 2 bedroom, 2 bathroom apartment, offering a secure low-maintenance lifestyle within a resort-style complex surrounded by some of East Perth's most desirable amenities. Combining modern comfort, effortless entertaining and an unbeatable riverside location, this residence presents the perfect opportunity for first-home buyers, professionals, downsizers, or savvy investors alike.

THE PROPERTY
Positioned within the iconic Claisebrook Heights complex, directly opposite the iconic Gloucester Park, this stylish apartment delivers the ideal blend of convenience, comfort, and lifestyle appeal. Designed for effortless living, the home features a spacious open-plan kitchen, dining and living area that forms the central hub of the residence. Filled with natural light and opening seamlessly to a private covered balcony, this inviting space provides the perfect setting for relaxed evenings, morning coffees, or entertaining guests.

The thoughtfully designed floorplan maximises functionality, with two generous bedrooms, two bathrooms, and clever storage solutions throughout. The master suite provides a peaceful retreat complete

2 2 1

FOR SALE
Contact Agent

VIEW
By Appointment

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with built-in robes and a private ensuite, while the European-style laundry and additional linen storage enhance everyday practicality.

Set within a secure complex offering resort-style amenities and surrounded by parklands, cafes, transport links and riverside attractions, this is an exceptional opportunity to experience the very best of East Perth living.

THE FEATURES
The heart of the home is the contemporary kitchen, complete with modern stainless-steel appliances, gas cooking, under-bench oven, integrated rangehood, double sinks, dishwasher recess, subway-tile splashbacks, and ample storage.

The open-plan living and dining area features split-system air conditioning and flows effortlessly through double French doors to the covered balcony, creating a seamless indoor-outdoor connection perfect for entertaining or unwinding after a busy day.

Additional features include two carpeted bedrooms with built-in wardrobes, a private master ensuite, second bathroom, European-style laundry, double-door linen press, timber-look kitchen flooring, feature ceiling cornices, classic-style light switches and power points, skirting boards, and secure gated parking.

Residents also enjoy exclusive access to the complex's impressive lifestyle facilities, including a sparkling outdoor swimming pool, barbecue facilities, and beautifully maintained communal areas.

THE LOCATION
Perfectly positioned to embrace the best of East Perth, this apartment places you moments from some of Perth's most iconic lifestyle destinations. Just a short stroll away, Victoria Gardens and the stunning Swan River foreshore provide the perfect backdrop for morning walks, weekend picnics, and outdoor recreation, while the spectacular Matagarup Bridge offers a direct connection across the river to Optus Stadium, Crown Perth, and the vibrant Burswood entertainment precinct.

With complimentary CAT bus services nearby, the CBD within easy reach, and an abundance of cafés, restaurants, shops, and recreational facilities surrounding you, this location offers the ultimate balance of convenience and lifestyle.

THE AMENITIES
East Perth is renowned for its exceptional lifestyle offerings, with an impressive selection of dining, entertainment, and recreational amenities all within close proximity. Enjoy local favourites including the Claisebrook Cove café precinct, Royal Street dining strip, Gloucester Park, the WACA, Optus Stadium, Crown Perth, and the picturesque Swan River foreshore. The area also provides excellent connectivity with public transport options, convenient access to Perth CBD, and easy links to surrounding suburbs, making everyday commuting effortless.

Whether enjoying a morning coffee by the river, dining out with friends, or exploring the city, everything you need is right at your doorstep.

THE WHY
Offering the perfect combination of modern comfort, secure living, and an unbeatable East Perth location, this apartment represents an outstanding opportunity to secure a low-maintenance residence in one of Perth's most desirable riverside precincts.

Whether you're looking for your first home, a lock-and-leave city base,

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or a quality investment opportunity, this apartment delivers on lifestyle, convenience, and long-term appeal.

Simply move in, relax, and enjoy everything East Perth has to offer.

THE NUMBERS
Council Rates: $1,532.00 p.a.
Water Rates: $1,145.91 p.a.
Strata Admin: $879.65 p/qtr
Strata Reserve: $1,376.33 p/qtr
Total Area: 63sqm
Year Built: 2004

DISCLAIMER
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MORE DETAILS

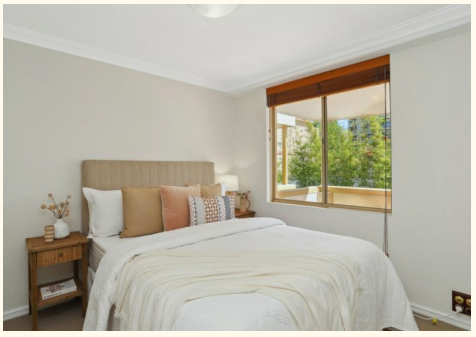
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Property Type	Apartment







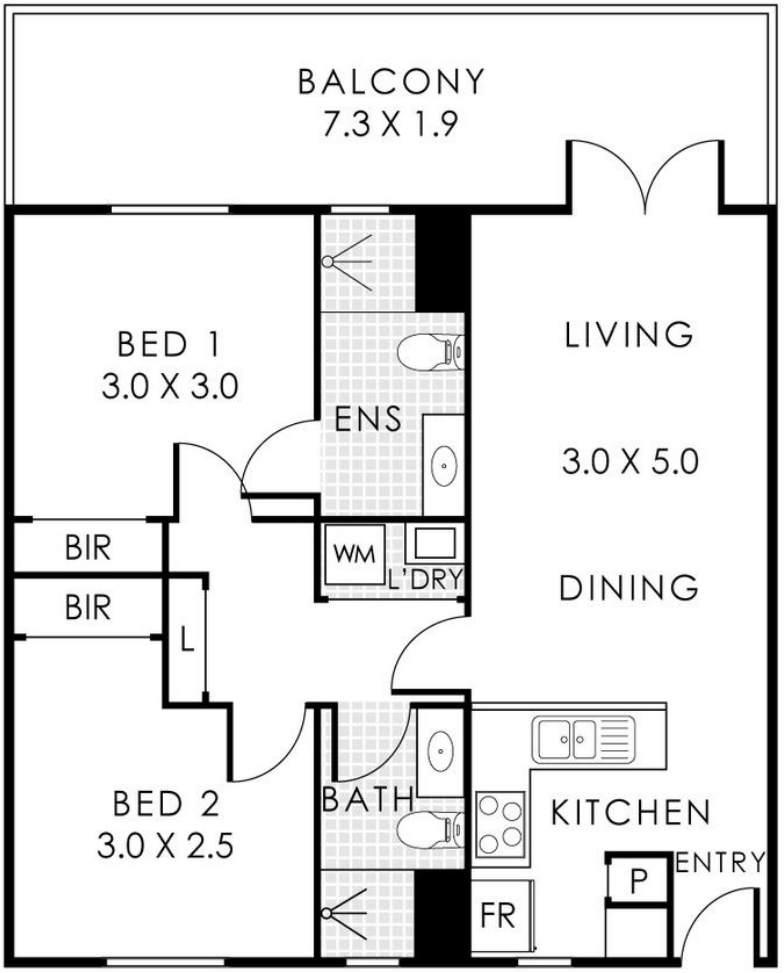




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Total Area 62m²

This 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 an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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