



## East Perth, 26/70 Wittenoom Street

Modern Luxury...

High on the top floor of the quality "Verde" development —by renowned architect David Hillam —sits this sublime 136sqm, 2 bedroom 2 bathroom apartment that leaves absolutely no stone unturned when it comes to class and comfort, also boasting breathtaking city views just one street back from trendy cafes and restaurants on Royal Street.

This spectacular - and eco-friendly - corner complex enjoys a prime position, virtually opposite the exciting Wellington Square parkland redevelopment. Internally, the apartment itself is headlined by a welcoming open-plan kitchen, dining and living area that seamlessly extends outdoors for spacious covered alfresco-style balcony entertaining - to a picturesque Perth city-skyline backdrop, across the park and treetops.

The kitchen itself oozes style and substance in the form of sleek stone bench tops and white cabinetry, built-in pantry storage, a breakfast bar for quick bites, integrated range-



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3RQ2FGJ](http://ljhooker.com.au/3RQ2FGJ)

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hood, gas-cooktop, oven and microwave appliances, a semi-integrated dishwasher, double sinks and a double fridge/freezer recess.

It's your choice of master-bedroom suites too - with both boasting their very own fitted walk-in wardrobes and intimate ensuite bathrooms with showers, toilets and vanities. The larger "master" wing though has one main point-of-difference - its own private balcony with another slice of the vista, allowing ample natural light to penetrate the interior at the very same time.

Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry, behind the privacy of full-height sliding doors. Over-head and under-bench storage cupboards complement a functional position within the floor plan - adjacent to a separate powder room for guests.

Residents of the building can also capitalise on exclusive access to a common resort-style lap swimming pool and spa outside, a terrific alfresco deck with its own built-in barbecue facilities, a fully-equipped gym and secure parking - including your own single car bay downstairs, plus an allocated storeroom for good measure.

Your new city pad will be conveniently situated only a short stroll to the nearest free CAT bus for easy access around the east end of town (and the CBD) and within walking distance of the vibrant East Perth food, coffee and shopping precinct and lush recreation areas by our beautiful Swan River. When it comes to both location and lifestyle, this one is destined to impress!

Features include, but are not limited to;

- City and parkland views
- Open-plan living/dining/kitchen area - with a dishwasher
- Carpeted living/dining space - tiled kitchen and wet-area flooring
- Balcony entertaining - off the living space
- Carpeted bedrooms - including a spacious master suite with a walk-in robe and its own private balcony
- WIR to the 2nd bedroom also
- Fully-tiled ensuite bathrooms - off both bedrooms
- European-style laundry
- Powder room
- Stone kitchen bench tops
- Ducted air-conditioning
- Shadow-line ceiling cornices
- Down lights
- Quality modern blind fittings
- Skirting boards
- Secure single car bay
- Storeroom
- Secure access
- 11-metre complex swimming pool and adjacent spa, plus an outdoor shower
- Gymnasium
- Reflection pond
- Common outdoor-entertaining deck with BBQ
- Landscaped complex gardens



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- Eco-friendly building with contemporary stainless-steel artwork and state-of-the-art energy and water-efficiency technologies
- Passive solar design with solar hot water, plus PV cells to the common areas

Points of Interest (all distance approximate):

- Walk to several bus stops
- 50m to Wellington Square redevelopment
- 400m to the Swan River
- 600m to the new Perth Girls' School precinct
- 650m to Claisebrook Train Station
- 750m to Victoria Gardens
- 1.1km to Matagarup Bridge (for access to Optus Stadium)
- 1.1km to the WACA Ground
- 1.2km to Queens Gardens
- 1.4km to Perth CBD
- 1.7km to Optus Stadium
- 1.7km to Trinity College
- 2.2km to Langley Park
- 2.7km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$2,354.25 p.a.

Water Rates: \$1,586.13 p.a.

Strata Admin: \$1,622.27 p/qtr

Strata Reserve: \$770.83 p/qtr

Residence Area: 98sqm

Total Area: 136sqm

## More About this Property

<b>Property ID</b>	3RQ2FGJ
<b>Property Type</b>	Apartment
<b>Including</b>	Pool Balcony

**Brendan Smith 0420 217 818**

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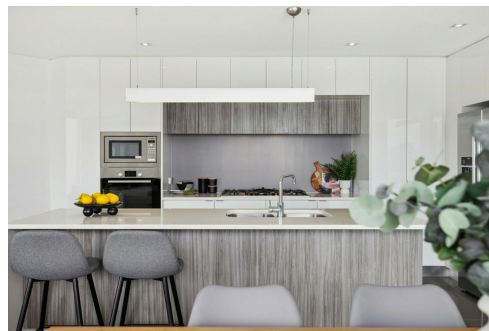
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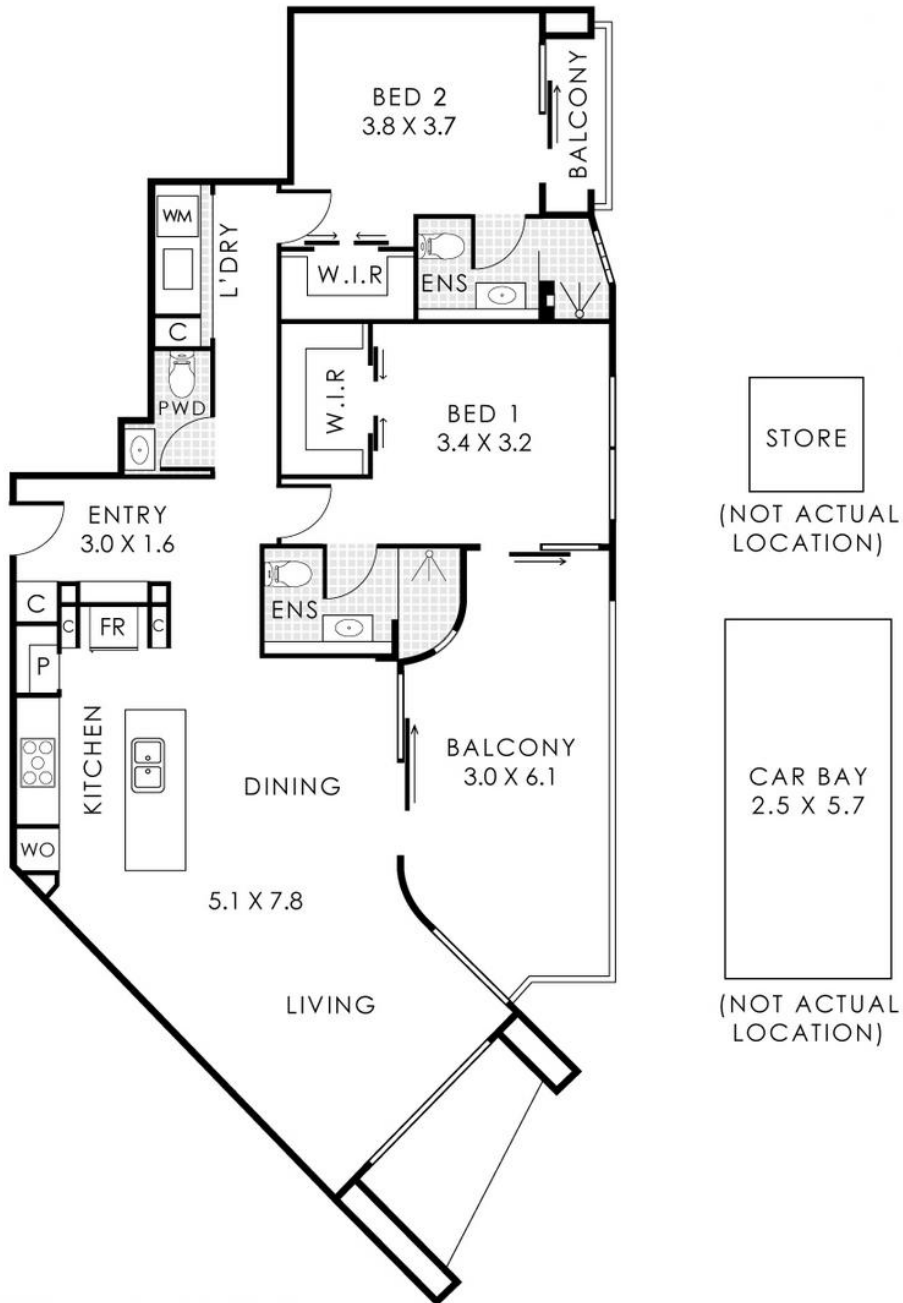
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**26/70 Wittenoom Street, East Perth**

Residence 98m<sup>2</sup> | Balconys 20m<sup>2</sup> | Carbay 15m<sup>2</sup> | Store 4m<sup>2</sup>  
**Total Area 136m<sup>2</sup>**



This floor plan is for illustration purposes only to show the layout of the property. While 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 area do not include or account for wall thickness or not areas under cover. C.B. Coaches 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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