



East Perth, 27/22 Nile Street

Furnished First Floor Apartment in "Claisebrook Heights"

Step into this beautiful 2-bedroom 2-bathroom tastefully furnished apartment that combines comfort and resort style living with convenience, all just a short stroll away from the banks of the Swan River, Matagarup Bridge and Victoria Gardens Parklands.

Nestled in a sought-after position in East Perth, you'll find yourself near an array of local cafes, bars shops also all within a leisurely stroll. With free public transportation via the CAT bus virtually at your doorstep exploring East Perth and getting to the CBD has never been so simple!

Enjoy the great convenience and lifestyle this apartment has to offer and don't miss your chance to live in this sensational location!

2 Bath | 2 Bath | 1Car*



For Sale
UNDER CONTRACT

View
ljhooker.com.au/3RANFGJ

Contact
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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.

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- Secure complex with a resort style pool.
- Kitchen features upgraded built-in stainless steel electric oven (recently installed) , gas cooktop and slide out rangehood
- Two spacious bedrooms each with a built-in wardrobe
- An open plan kitchen dining area
- As new upgraded engineered wooden floors throughout
- Air conditioned (Split System) in living/dining area
- Large, covered balcony* accessed through French doors in the lounge
- Bathrooms both include showers, toilets vanity basins
- Laundry located within the apartment
- Single car bay * (Exclusive Use)
- Additional street parking available (By application to Perth City Council)
- Currently leased to a tidy tenant at \$550pw on a fixed term lease ending December 18th 2025
- Flexible terms lease with vacant possession available for owner occupier buyers as of 20th of December 2024
- Save on Electricity and Hot Water as bills are through the Strata at a bulk discount rate

Points of interest (all distances approximate according to google maps):

- Free CAT Bus at the end of the street
- 20m to Gloucester Park
- 350m to Kinky Lizard Espresso Bar
- 450m to Matagarup Bridge
- 450m to Claisebrook Cove
- 500m to The Royal Hotel
- 550m to East Perth IGA
- 650m to the WACA
- 750m to The Camfield
- 800m to Optus Stadium
- 1.7km to Crown Casino
- 3.2km to Perth CBD

Outstanding first home, city hideaway or investment property.

Rates & Dimensions:

- Council Rates \$1,532.00 p.a
- Water Rates \$1093.73 p.a
- Strata Levy \$890.96 p/qtr (Admin)
- Strata Levy \$425.53 p/qtr (Reserve)
- Strata Levy \$1276.60 p/qtr (Special Levy Balcony Works)
- Strata Levy \$106.60 p/qtr (Hot Water)
- Total Internal Strata Area 62sqm

*Disclaimer: Balcony and car bay areas depicted are exclusive use areas only.



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More About this Property

Property ID 3RANFGJ

Property Type Apartment

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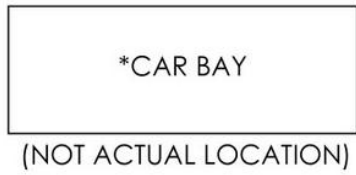
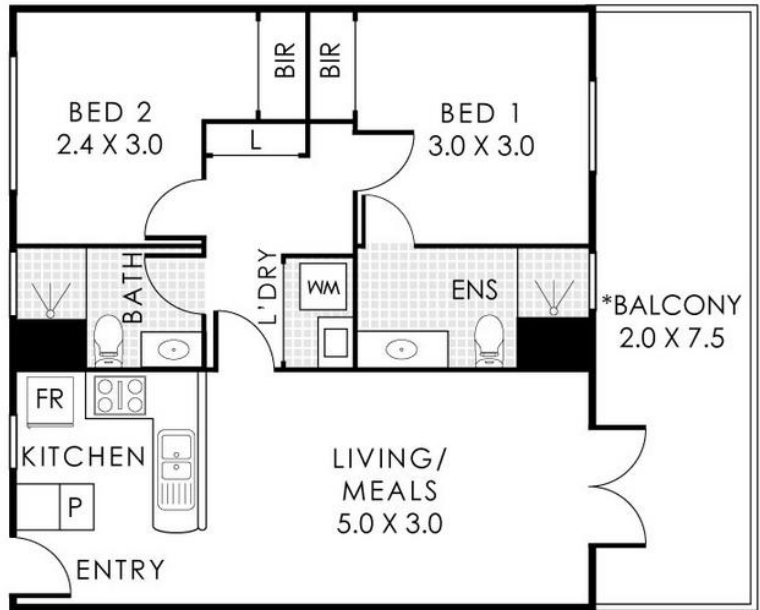
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*FOR EXCLUSIVE USE

27/22 Nile Street, East Perth

Total Area 62m²



This floorplan 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 area data do not include or account for wall thickness or wall area under eaves. Our Client 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. www.ljhooker.com.au