

East Perth, 29/48 Wellington Street

Where the City is Your Backdrop!



(This property is currently tenanted on a fixed term lease at a rate of \$490.00 per week until 29/03/2025).

Enjoy splendid city views from the balcony of this charming 2 bedroom 1 bathroom apartment, securely situated within the wonderful, gated community of "Claisebrook Court" and just moments from the lively Royal Street shopping and dining strip, as well as the revitalised Wellington Square parkland precinct in the east end of town.

The open-plan living, meals and kitchen area not only welcomes you inside, but acts as your passage out on to the delightful, covered balcony - the ideal place for drinks with friends during the New Year's Eve or Australia Day fireworks. Off the galley-style kitchen - home to double sinks and electric range-hood, hotplate and under-bench-oven appliances - you will also discover a combined laundry-come-scully that makes the most of both the wall and floor space on offer.

For Sale
Under Offer

View
ljhooker.com.au/3S0GFGJ

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

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



LJ Hooker City Residential
(08) 9325 0700

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.

Both bedrooms have built-in wardrobes, inclusive of a larger master that also enjoys direct access on to the balcony. In between both rooms, a practical bathroom is centrally positioned - bathtub, showerhead, vanity and all.

Embrace a leisurely stroll to complimentary public transport (the local CAT bus) from this serene and centrally-located spot, also within arm's reach of the vibrant Claisebrook Cove waterfront alongside our picturesque Swan River. The apartment is also perched conveniently close to the new Perth Girls' School civic quarters, Gloucester Park, the WACA Ground, fitness centres, beautiful Queens Gardens, the iconic Matagarup Bridge and our world-class Optus Stadium at Burswood.

Throw in a very close proximity to neighbouring attractions such as Crown Towers and the adjoining casino - as well the heart of our cosmopolitan Perth CBD - and you have yourself the perfect base from which to indulge in a desirable "lock-up-and-leave" lifestyle. Easy does it!

Features include:

- 2 carpeted bedrooms - both with built-in robes
- 1 bathroom
- Open-plan living/meals/kitchen area
- Carpet in the living/meals area also
- Tiled kitchen and wet areas
- Walk-in scullery/laundry - off the kitchen
- Separate toilet
- Balcony entertaining
- City views
- Split-system air-conditioning
- Audio-intercom system
- Feature ceiling cornices
- Feature skirting boards
- Single car bay
- Storeroom
- Front visitor-parking bays
- Leafy complex trees and gardens
- Built in 1995 (approx.)

Points of Interest (all distance approximate):

- Metres to the free CAT bus
- 60m to the Wellington Square redevelopment
- 250m to the Perth Girls' School precinct
- 750m to the WACA Ground
- 850m to Langley Park
- 850m to Queens Gardens
- 1.0km to Claisebrook Train Station
- 1.0km to Gloucester Park entrance
- 1.0km to the Swan River
- 1.7km to Perth CBD
- 1.8km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zones



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- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,858.00 p.a.
- Water Rates - \$1,535.52 p.a.
- Strata Admin - \$850.00 p/qtr
- Strata Reserve - \$170.00 p/qtr
- Total Area - 90sqm

More About this Property

Property ID	3S0GFGJ
Property Type	Apartment
House Size	90 m2

Brendan Smith 0420 217 818

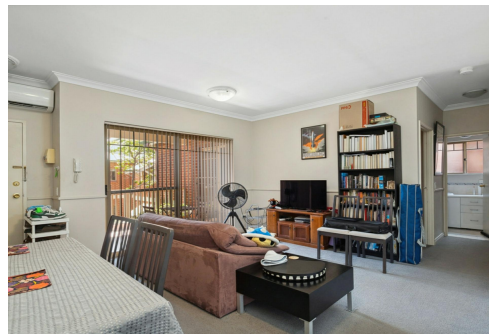
Sales Executive â€“ The Smith Team | brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive â€“ The Smith Team | sharon.smith@ljhooker.com.au

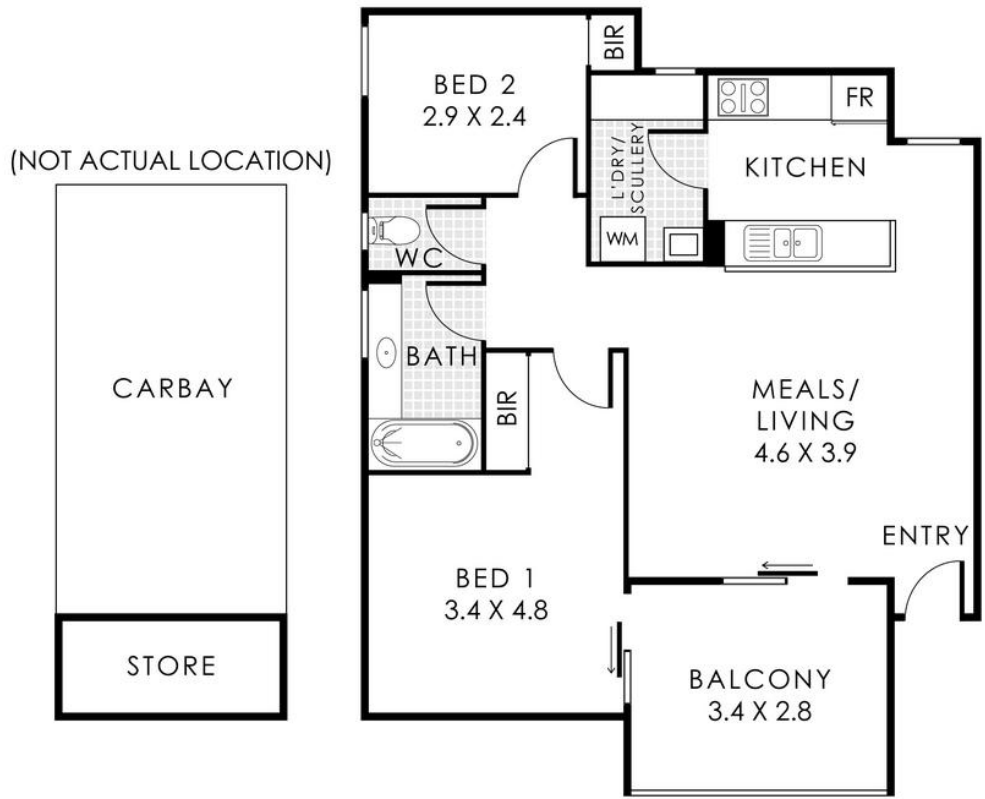
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Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



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Residence 62m² | Balcony 9m² | Store 4m² | Carbay 15m²

Total Area 90m²



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 the 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 roof areas under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. This to be used for any other purposes.
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