



29A/22 Nile Street, East Perth

Double the Opportunity - Two Apartments in One!

A rare dual-residence opportunity in one of East Perth's most connected lifestyle locations, this versatile holding comprises two separately configured one bedroom apartments 29 & 29A - on the one title. With comfortable interiors and appealing flexibility for owner-occupiers, extended families or investors, it presents outstanding potential just moments from the Perth CBD.

THE PROPERTY

Set within the iconic and well-maintained Claisebrook Heights apartment complex on Nile Street, this unique offering brings together two self-contained residences under a single title. Apartment 29A provides a light-filled one bedroom layout with a separate living zone, practical kitchen, bathroom and private balcony, while the adjoining Apartment 29 offers its own independent one bedroom, one bathroom accommodation.

The configuration opens the door to a range of lifestyle and investment possibilities. Occupy one residence while accommodating family members or guests in the other, establish a dual-income investment, or enjoy the freedom of a centrally located city base with space and separation rarely found in a conventional apartment

2 2 1

FOR SALE
From \$649,000

VIEW
Sat 3rd Oct @ 10:00AM - 10:30AM

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Interested parties must rely solely on their own enquiries.

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purchase.

THE FEATURES

Apartment 29A is designed for easy day-to-day living, with an open-plan lounge and dining area flowing to a sheltered balcony that captures leafy outlooks. The kitchen is neatly arranged with ample cabinetry and bench space, while a bedroom, bathroom and private balcony complete a functional, low-maintenance floorplan.

The second residence, Apartment 29, offers a separate living environment with a bedroom, its own kitchen, bathroom and living/dining space, as well as laundry facilities. Both apartments enjoy a bright, neutral presentation and the benefit of individual entries, allowing each dwelling to operate with genuine privacy and independence.

THE LOCATION

Nile Street places you at the centre of a highly walkable East Perth lifestyle, where riverside recreation, city convenience and entertainment precincts are all close at hand. Stroll towards the Swan River foreshore, Claisebrook Cove or Wellington Square, take advantage of nearby cafés and restaurants, or enjoy an effortless commute into the CBD.

Connectivity is a major drawcard, with public transport, free CAT bus services and principal road links all within easy reach. Optus Stadium, Crown Perth, Matagarup Bridge and the vibrant Northbridge precinct are nearby, making this an exceptionally convenient address for work, leisure and weekend entertaining.

THE AMENITIES

Everyday essentials are readily accessible, including supermarkets, specialty retail, medical services and dining options across East Perth and the city. The nearby Claisebrook Village precinct offers cafés and casual dining beside the water, while Hay Street and Murray Street malls provide a broad selection of shopping and services just minutes away.

For recreation, residents can enjoy the riverfront paths, parklands and open green spaces surrounding the neighbourhood. The property is also conveniently positioned near public transport options, Perth Train Station, major bus routes and the Graham Farmer Freeway, ensuring simple access across the metropolitan area.

THE WHY

Opportunities to acquire two independently configured apartments on one title are seldom available, particularly within such close proximity to the Perth CBD and Swan River. This is a property that offers meaningful flexibility: a potential multi-generational arrangement, a home-and-income solution, staff or guest accommodation, or an investment with two distinct residences.

With accommodation in each apartment, separate living spaces and an enviable inner-city setting, this is a smart purchase with broad appeal. Secure a versatile East Perth asset today and enjoy the immediate comfort, location and future potential that come with this unique dual-dwelling offering.

THE NUMBERS

Council Rates: \$2,881.50 pa
Water Rates: \$2,293.14 pa
Strata Admin: \$917.55 p/qtr
Strata Reserve: \$1,376.33 p/qtr
Strata Hot Water Levy: \$110.87 p/qtr
Total Area 29A: 30sqm
Total Area 29: 33sqm

Total Strata Lot: 63sqm

DISCLAIMER

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MORE DETAILS

Property ID 3W8TFGJ
Property Type Apartment

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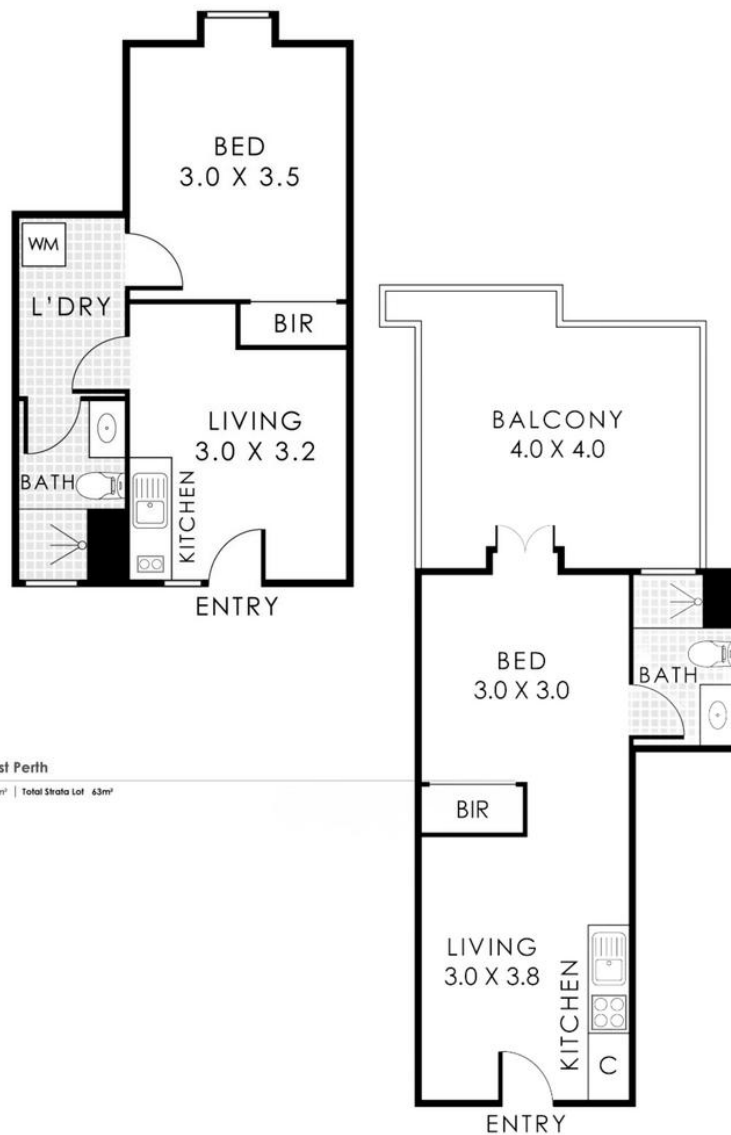
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