






Sold



32/40 Wellington Street, East Perth

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Sizeable & Well Situated...

Tucked away within the leafy, well-maintained "Ettington" complex, this light-filled top-floor 123sqm apartment offers a relaxed inner-city lifestyle with everything East Perth is loved for right at your doorstep. Set back from the street and surrounded by established gardens, it's a peaceful retreat while still being moments from cafes, parks and the CBD.

Inside, the open plan living and dining area feels welcoming and spacious, with soft neutral tones and large windows drawing in natural light. The kitchen is functional and well laid out with plenty of storage and bench space, making everyday living easy and entertaining effortless.

The bedrooms are generously sized, with a calm and restful feel, and are complete with built-in-robos. The bathroom is neat and practical, with a combined shower & bath, toilet and a vanity. While the separate laundry is a real bonus, keeping daily living streamlined and clutter-free.

Step outside onto the balcony and enjoy views of the city, or out into the complex and enjoy the beautifully landscaped communal gardens - a tranquil setting that adds to the sense of space and serenity throughout. With secure access and a location that puts

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

Brendan Smith

0420 217 818

brendan.smith@ljhooker.com.au

Sharon Smith

0405 814 948

sharon.smith@ljhooker.com.au

AGENCY

LJ Hooker City Residential

(08) 9325 0700

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 **LJ Hooker**

riverside walks, local amenities and public transport within easy reach, this is a smart opportunity for first home buyers, downsizers or investors seeking an easy-care East Perth base.

Points of Interest (all distance approximate):

- Free CAT bus services at your doorstep
- 600m to the Swan River
- 800m to Claisebrook Cove
- 900m to Royal Perth Hospital
- 1.1km to Claisebrook and Mclver Train Stations
- 1.1km to Graham Farmer Freeway
- 1.6km to Optus Stadium
- 1.6km to Perth CBD

Rates & Dimensions:

Council \$1,687.20 pa

Water \$1,203.42 pa

Strata Admin \$1,175.07 p/qtr

Strata Reserve \$272.09 p/qtr

Residence Area 92sqm

Total Area 123sqm

MORE DETAILS

Property ID	3VBPFJGJ
Property Type	Apartment
House Size	123 m2

Brendan Smith 0420 217 818

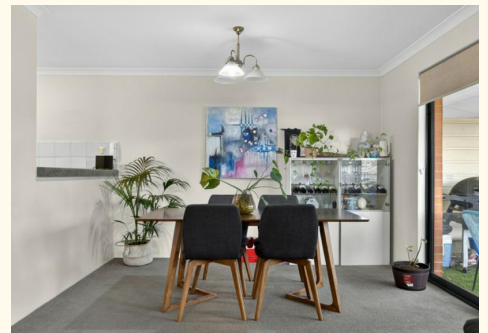
Sales Executive â€“ The Smith Team |
brendan.smith@ljhooker.com.au

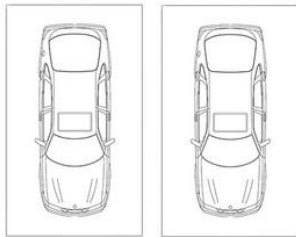
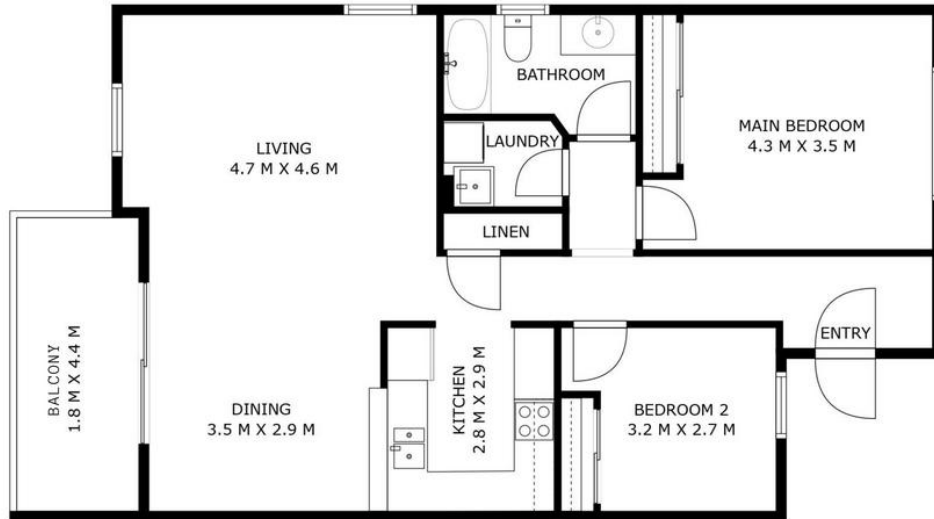
Sharon Smith 0405 814 948

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





Approximate Areas	
Internal Area	92m ²
Balcony	7m ²
Car Bay	15m ²
Car Bay	15m ²
Store Room	1m ²
Total Lot Size	123m ²

LJ Hooker 32/40 Wellington Street, East Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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