



33/38-42 Waterloo Crescent, East Perth

PRICED TO SELL — RENOVATION OPPORTUNITY IN PRIME EAST PERTH LOCATION

LOCATION! LOCATION! LOCATION!

Ready for a project?

Positioned within the established Waterloo Heights complex, this one-bedroom, one-bathroom apartment presents an exciting opportunity for buyers looking to renovate, add value and create something of their own in a fantastic East Perth location.

Offered for sale in its current "as is" condition, the apartment is in need of renovation and updating throughout - making it an ideal opportunity for renovators, investors, first-home buyers or anyone searching for an affordable entry point into East Perth.

Bring your ideas, roll up your sleeves and unlock the potential!

The real standout here is the location. Set just moments from the Swan River and surrounded by some of Perth's most recognizable destinations, you'll have the CBD, beautiful parklands, public

1 1 1

FOR SALE

Offers From \$445,000

VIEW

Sat 10th Oct @ 10:00AM - 10:30AM

AGENTS

Leah Waters
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AGENCY

LJ Hooker City Residential
(08) 9325 0700

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.



transport, cafes, restaurants and major sporting and entertainment venues all within easy reach.

Whether you're looking for your next renovation project, an investment opportunity or a city base you can transform to suit your own style, this apartment offers plenty of potential for the right buyer.

PROPERTY FEATURES

One bedroom
One bathroom
Private balcony
Open-plan living area
Fantastic renovation and value-add opportunity
Sold in its current "as is" condition
Established Waterloo Heights complex
Convenient East Perth location
Easy access to Perth CBD and public transport
Close to the Swan River and surrounding parklands
Cafes, restaurants, shopping and entertainment nearby

Rates & Dimensions

Council Rates: \$1,406.65 pa
Water Rates: \$820.68 pa
Strata Admin: \$800.00 p/qtr
Strata Reserve: \$311 p/qtr
Total Area: 43sqm

PRICED TO SELL - DON'T MISS THIS OPPORTUNITY!

Properties at an accessible price point in such a convenient inner-city location offer buyers the chance to secure the property now and create their vision over time.

Renovate. Refresh. Reimagine.

MORE DETAILS

Property ID 3WA4FGJ
Property Type Apartment

Leah Waters 0449 201 145

Sales Executive | leah.waters@ljhpxp.com.au

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