

East Perth, 34/40 Wellington Street

Stylish City Living!

3 1 2

For Sale
Under Offer

View
ljhooker.com.au/3SFWFGJ

Contact
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For those seeking a convenient city lifestyle in a peaceful setting, this beautifully presented 3 bedroom, 1 bathroom apartment is the perfect choice. With nothing left to do but bring your belongings and settle in, this move-in-ready home enjoys an enviable location between Wellington Square and the picturesque Swan River.

Step inside to a bright and inviting open-plan living and dining area, where sliding doors lead out to a charming balcony, perfect for relaxing or entertaining. The well-appointed kitchen features sleek cabinetry, modern appliances, and a convenient breakfast bar for casual dining.

The bedrooms are generously sized for comfort, while the practical bathroom offers a simple yet functional design. For added convenience, the property includes two secure, allocated car bays.



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.

LJ Hooker City Residential
(08) 9325 0700

Situated within "Ettington," a well-maintained complex of 38 units across three levels, this apartment enjoys a prime location right in front of a bus stop. You'll also find yourself just moments from lush parklands, the iconic WACA Ground, Gloucester Park, and the vibrant Royal Street food and café strip. Here, city living is effortless and enjoyable!

Points of Interest (all distance approximate):

- Red and Yellow CAT free 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 Rates: \$1,806.10 p.a.

Water Rates: \$991.06 p.a.

Strata Admin: \$1,151.15 p/qtr

Strata Reserve: \$246.68 p/qtr

Residence Area: 85sqm

Total Area: 124sqm

More About this Property

Property ID	3SFWFGJ
Property Type	Apartment

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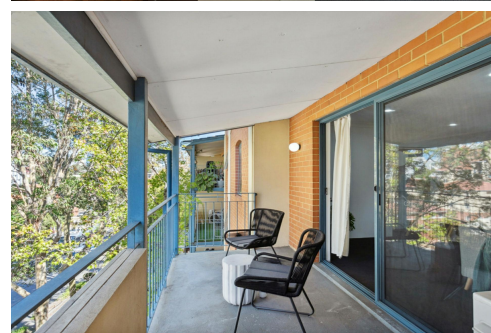
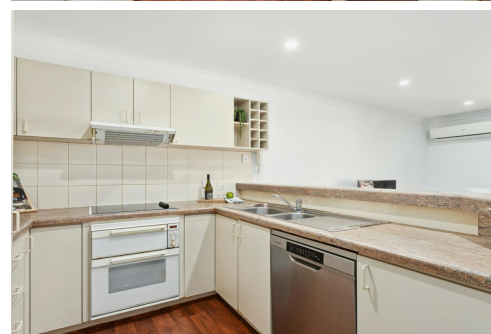
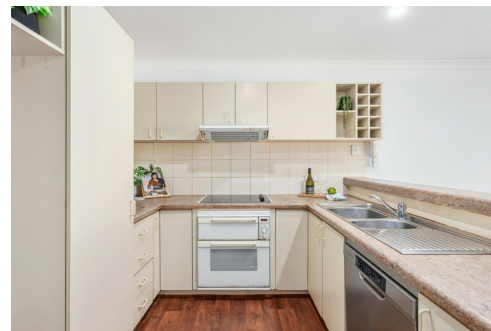
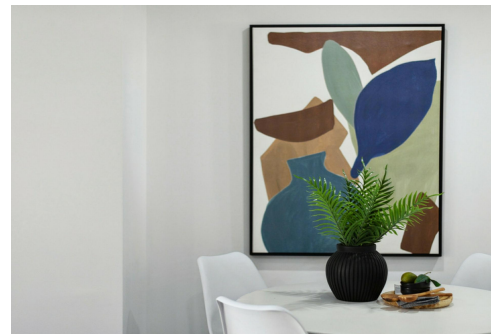
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Residence 91m² Carbays 28m² Store 5m²
Total Area 124m²



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 this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CDB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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