

East Perth, 35/175 Hay Street

Let There Be Light...



For Sale
Please Call

View
ljhooker.com.au/3REKFGJ

Contact
Brendan Smith
0420 217 818
brendan.smith@ljhooker.com.au
Sharon Smith
0405 814 948
sharon.smith@ljhooker.com.au

A vibrant cosmopolitan lifestyle awaits first-home buyers and down-sizers here from within the walls of this modern two-bedroom two-bathroom apartment that forms part of a resort-style complex with first-class facilities, just footsteps from the heart of it all.

Relax after work in the stunning common swimming pool or sauna, after working out in the fully-equipped gym. There is also a Resident's Lounge or "games room" with a pool table to enjoy, as well as a barbecue area for entertaining.

A stylish open-plan kitchen, dining and living area welcomes you inside right away, with the lounge benefitting from seamless outdoor access on to a huge entertainer's balcony. The floor plan is in fact highly-functional, with the light and bright kitchen coming equipped with quality stainless-steel electric cooktop and oven appliances, double sinks, a microwave nook and double-fridge and dishwasher appliances.



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.

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Both bedrooms offer a generous amount of space and have built-in wardrobes. The main bathroom plays host to a vanity, shower/bath and integrated laundry space with ample storage options. The ensuite bathroom offers a shower, toilet and vanity with ample bench space and storage.

Access into the building is fully secure, with your own single allocated parking bay simply an added bonus. There is also a storage area for good measure. Take full advantage of the area's impressive new developments, as well as easy access to free public transport, picturesque Queens Gardens, sprawling Langley Park, the river, cafes, restaurants and shopping in both the city and Claisebrook Cove, our world-class Optus Stadium at Burswood and so much more. The word "convenient" really is an understatement!

Features Include:

- 2 bedrooms with built-in robes
- Main bathroom-come-laundry
- Entertainer's balcony
- Functional open-plan living, dining and kitchen area
- Split-system reverse-cycle air-conditioning
- Audio-intercom system
- Complex pool, gym and sauna with shower and toilet facilities
- Common games room with a pool table and bar
- Outdoor BBQ facility, linked to the pool area
- Secure car bay and storage area
- Rented at a rate of \$600.00 per week until 17/03/2025

Points of Interest (all distance approximate):

- Free bus transport at your front door
- 160m to Queens Gardens
- 465m to the WACA Ground and Gloucester Park
- 750m to Perth Girls' School precinct
- 1.0km to Claisebrook Cove/Swan River
- 1.2km to Claisebrook Train Station
- 1.4km to Wellington Square redevelopment
- 1.6km to Royal Perth Hospital
- 1.9km to Perth CBD
- 2.2km to Elizabeth Quay
- 3.4km to Optus Stadium
- 3.5km to Crown Towers
- 3.9km to Kings Park

Rates & Dimensions:

Council Rates: \$1,771.45 p.a.

Water Rates: \$1,195.55 p.a.

Strata Admin: \$999.90 p/qtr

Strata Reserve: \$99.00 p/qtr

Residence Area: 81sqm

Total Area: 107sqm



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More About this Property

| | |
|---------------|--------------------|
| Property ID | 3REKFGJ |
| Property Type | Apartment |
| House Size | 107 m ² |

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive | sharon.smith@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004

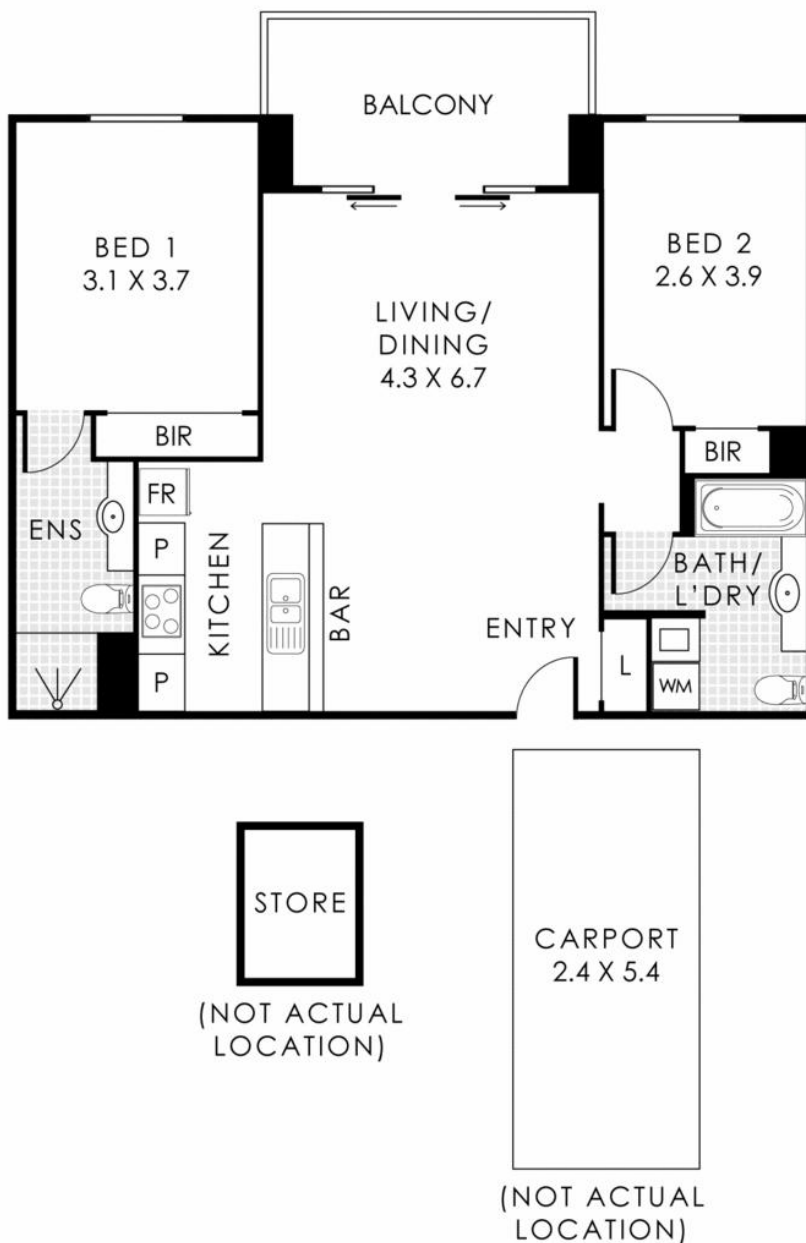
cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



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Residence 81m² | Carport 13m² | Balcony 10m² | Store 3m²

Total Area 107m²



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 on approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. City Directive 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. www.citydirective.com.au