

4/22 Nile Street, East Perth

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## Wake Up To The Waterfront!

Discover the joy of simple and stylish living in this contemporary two-bedroom, two-bathroom apartment, perfectly suited for those who value both convenience and security. Step inside to discover warm wooden flooring throughout the spacious open-plan living and dining area, which flows effortlessly from the modern kitchen to a generous private courtyard. This alfresco-style space is perfect for entertaining or unwinding while taking in the leafy outlook.

The kitchen is well-appointed with double sinks, sleek tiled splashbacks, and modern stainless-steel appliances including a range hood, gas cooktop, and under-bench oven. Both bedrooms are generously sized and feature built-in wardrobes, while the master suite includes a private ensuite for added comfort and privacy.

Located just moments from the picturesque Victoria Gardens and the striking Matagarup Bridge, this apartment places you within walking distance of the scenic riverfront. The bridge offers a beautiful walk across the Swan River, leading past the world-renowned Optus Stadium and onward to the lively Crown Towers and Burswood entertainment precinct. As a resident, you'll also enjoy exclusive access to resort-style amenities, including a sparkling outdoor swimming pool, a relaxing spa, barbecue facilities, and a securely gated car park.

**FOR SALE**  
Under Offer

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Features include:

- Large private entertainers courtyard
- Quality-built complex with pool, spa, and BBQ facilities
- Open-plan living/dining/kitchen areas
- Quality stainless-steel kitchen appliances
- Balcony with alfresco-style cover
- Built-in wardrobes in both bedrooms
- Private master ensuite
- Toilets, showers, and vanity basins in both bathrooms
- European-style laundry
- Feature light fittings
- Split-system air-conditioning
- Secure gated car park with an allocated car bay
- Ticketed street parking for guests and visitors

Points of Interest (all distances approximate):

- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station
- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Located in the Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,532.00 pa  
Water Rates: \$ 1,276.95 pa  
Strata Admin: \$851.35 p/qtr  
Strata Reserve: \$406.62 p/qtr  
Special Levy Hot Water: \$107.30 p/qtr  
Special Levy Balconies: \$914.89 p/qtr\*  
Total Area: 62sqm

- Part of the capital works program to replace and update the balcony eaves, and not a permanent levy

**MORE DETAILS**

Property ID	3SS5FGJ
Property Type	Apartment
Including	Pool Courtyard Built-in-Robes Fully Fenced

**Brendan Smith 0420 217 818**

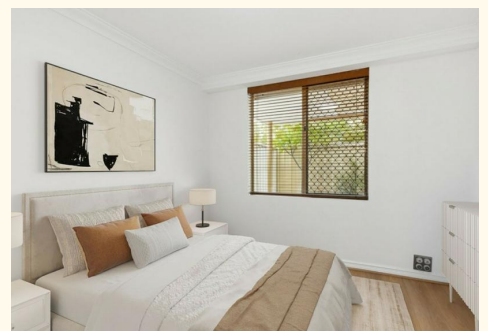
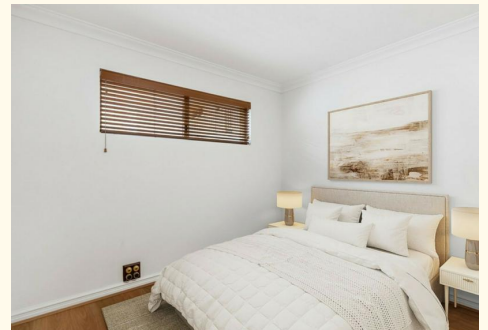
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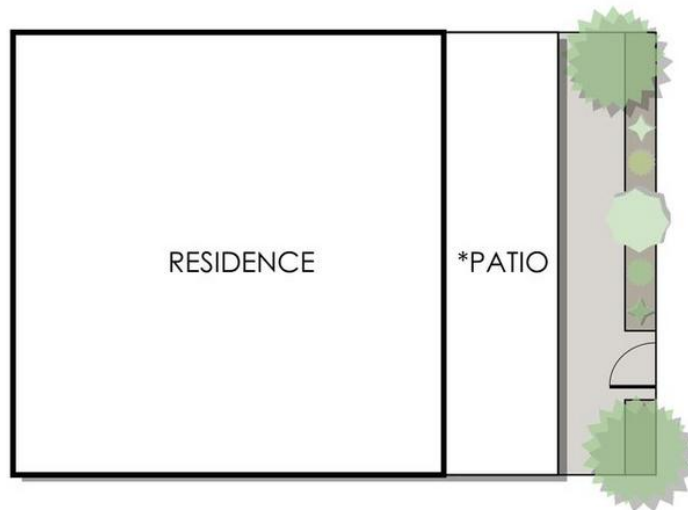
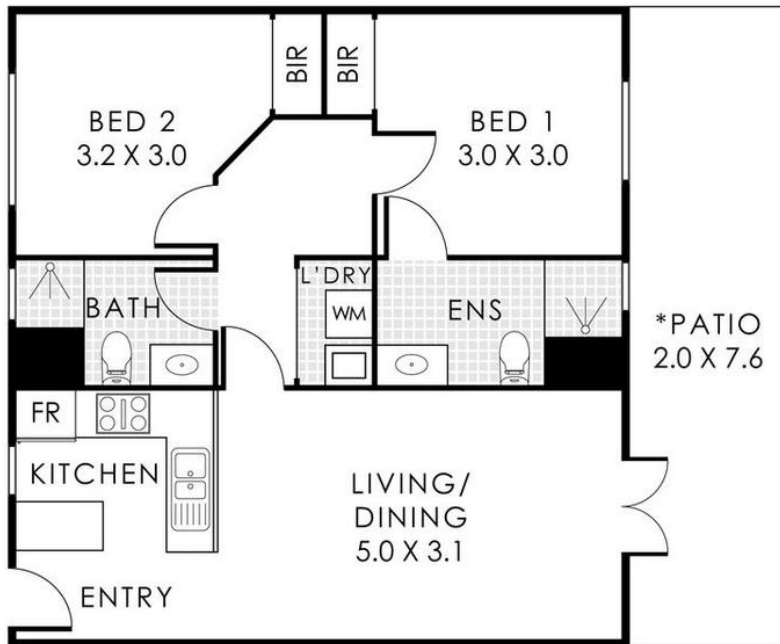
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**LJ Hooker City Residential (08) 9325 0700**

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**4/22 Nile Street, East Perth**

Residence 62m<sup>2</sup>  
 Total Area 62m<sup>2</sup>



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 representation only. Measurements and floor areas do not include or account for wall thickness or roof area under eaves. CMA Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cmacreative.com.au