



East Perth, 4/22 Saunders Street

Simply Splendid on Saunders!

2 1 2

For Sale
Under Offer

View
ljhooker.com.au/3QNFFGJ

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A surprising sense of style and comfort pervades this delightful 101sqm, 2 bedroom 1 bathroom Claisebrook Cove apartment, desirably nestled within an intimate and tranquil group of residences with direct access to Bakery Lane at the rear.

Beautiful wooden parquet floorboards warm a welcoming open-plan living, dining and kitchen area, where most of your casual time will be spent. The functional kitchen itself plays host to sleek bench tops, feature mosaic-tile splashbacks, double sinks, a semi-integrated Andi dishwasher and modern stainless-steel range-hood, gas-cooktop and oven appliances.

Wake up to a pleasant tree-lined aspect from the private covered balcony off your spacious master-bedroom suite - home to wall-to-wall mirrored built-in wardrobes. Built-in robes with mirrored sliders are also prevalent within the second bedroom, with the larger master highlighted by semi-ensuite access into a central bathroom where a cleverly-



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concealed European-style laundry behind folding doors makes the most of both the floor and wall space on offer. Two car bays within the secure under-cover carpark - as well as your own allocated storeroom - help complete this excellent package.

Embrace an ultra-convenient lifestyle from this sought-after pocket of East Perth, situated within easy walking distance of the exciting Wellington Square Masterplan redevelopment and the Perth Girls School cultural precinct. Throw in a very close proximity to the heart of the CBD, shopping, cafes, restaurants, public transport and our picturesque Swan River and you have arguably one of the best locations in town, right on your doorstep. Discover the joy of effortless living from within these very walls!

Features Include:

- Open-plan living, dining and kitchen area
- Huge master bedroom
- BIR's to both carpeted bedrooms
- Private balcony off the master suite
- Semi-ensuite bathroom with a shower, toilet and powder vanity
- Cleverly-concealed European style laundry, within the bathroom
- Timber floors
- Granite bench tops
- Audio-intercom system
- Split-system air-conditioning
- Down lights
- Skirting boards
- Allocated double car bay
- Storeroom
- Additional off-road parking bays on Saunders Street, for your guests and visitors to utilise

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop
- Footsteps away from the Claisebrook Lake
- 270m to Claisebrook Train Station
- 600m to the Wellington Square redevelopment
- 900m to Perth Girls' School precinct
- 1.3km to the WACA Ground and Gloucester Park
- 1.9km to Optus Stadium
- 2.1km to Perth CBD
- 4.3km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates \$1430.55 pa
- Water Rates \$1,138.98 pa
- Strata Levies \$602 p/qtr
- Residence Area 67sqm
- Total Area 101sqm



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More About this Property

Property ID	3QNFFGJ
Property Type	Apartment

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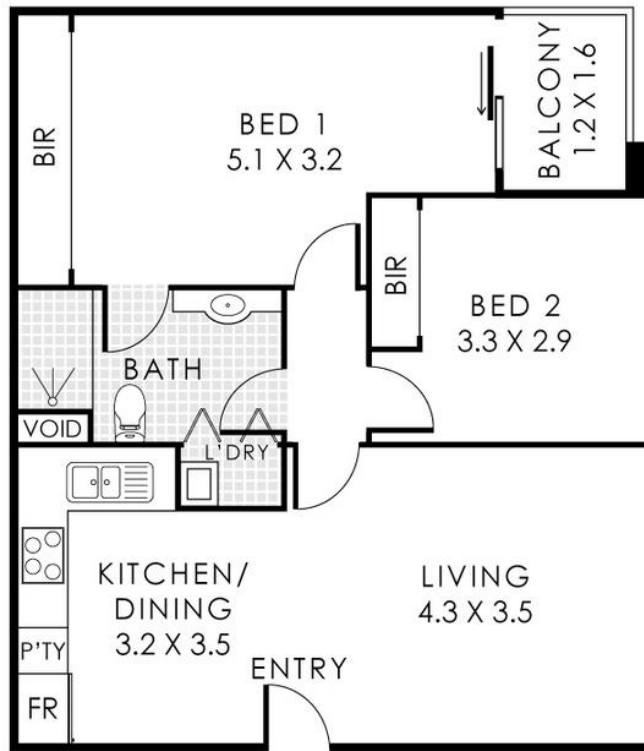
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(NOT ACTUAL LOCATION)

4 22 Saunders Street, East Perth

Residence 67m² | Balcony 3m² | Car Bays 28m² | Store 3m²

Total Area 101m²



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 lot area do not include or account for wall thickness or roof area under eaves. CJB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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