



## East Perth, 4/65 Wittenoom Street

### Boutique Ground Floor Residence...



Tucked away on the quiet, tree-lined Wittenoom Street, this spacious 127sqm 2-bedroom, 2-bathroom apartment offers a rare opportunity to secure a ground-floor residence in a tightly held, boutique complex of just 24. With a generous 93sqm of internal living and a sunny north-facing courtyard, this home combines the space and feel of a house with the convenience of apartment living.

Privately positioned in a secure and immaculately maintained complex, this apartment is a true standout. Beyond the welcoming entry hall, you're greeted by a large open-plan kitchen, living, and dining area that flows seamlessly to the courtyard —complete with a manicured garden and perfect for morning coffee or evening wine.

The kitchen is impressively spacious, finished with stone benchtops, quality Miele appliances including an integrated dishwasher, and ample storage. A separate laundry completes the usability and function of this area.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3TA3FGJ](https://ljhooker.com.au/3TA3FGJ)

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

**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.

Both bedrooms are oversized, with the master featuring a walk-in robe and a private ensuite complete with a spa bath and shower. High ceilings, double brick construction, and solid cabinetry reflect the quality of the original 2001 build.

Enjoy the full package with a secure undercover car bay, enclosed storeroom, and the bonus of a residents' parking permit for a second car. Located footsteps from Claisebrook Cove, riverside walking paths, cafes, dining, and the future pedestrian bridge to Optus Stadium, this is an East Perth gem that blends lifestyle, quality, and comfort.

#### Key Features:

- Rare 127sqm ground-floor apartment
- Private street-front entry in a quiet, secure complex
- Bright and airy with a sunny north-facing outlook
- Open-plan living and dining flowing to courtyard
- Large kitchen with stone benchtops and Miele appliances
- Separate laundry with Miele washer and dryer
- Two generous bedrooms; master with walk-in robe and spa ensuite
- Quality finishes: high ceilings, solid cabinetry, double brick construction
- Secure undercover parking + lockable storeroom
- Residents' parking permit available for second car
- Meticulously maintained boutique complex of 24

#### Points of Interest (all distance approximate):

- Walk to several bus stops
- 50m to Wellington Square redevelopment
- 600m to the new Perth Girls' School precinct
- 400m to the Swan River
- 650m to Claisebrook Train Station
- 750m to Victoria Gardens
- 1.1km to Matagarup Bridge (for access to Optus Stadium)
- 1.1km to the WACA Ground
- 1.2km to Queens Gardens
- 1.4km to Perth CBD
- 1.7km to Optus Stadium
- 1.7km to Trinity College
- 2.2km to Langley Park
- 2.7km Crown Towers

#### Details:

- Internal: 93sqm
- Courtyard: 17sqm
- Total: 127sqm
- Council Rates: \$1,610.30 p.a.
- Water Rates: \$1,165.13 p.a.
- Strata Admin: \$1,100.00 p/qtr
- Strata Reserve: \$200.00 p/qtr



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## More About this Property

Property ID	3TA3FGJ
Property Type	Apartment
House Size	93 m2
Land Area	93 m2

**Brendan Smith 0420 217 818**

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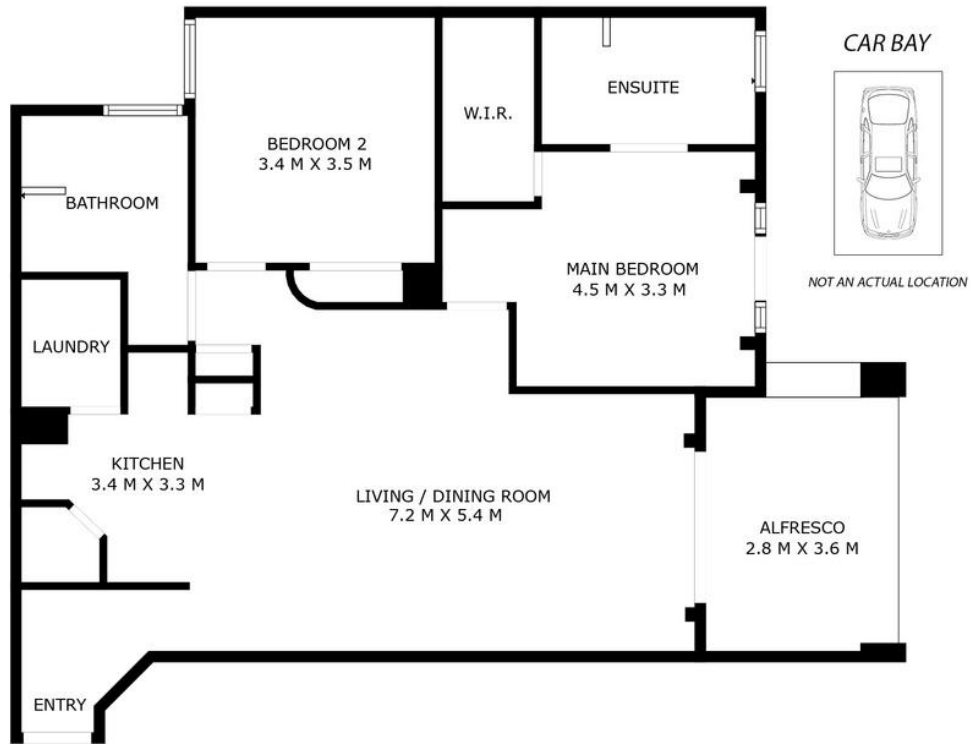
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*Approximate Areas*

Internal Area	93m <sup>2</sup>
Alfresco	10m <sup>2</sup>
Total Lot Size	127m <sup>2</sup>



4/65 Wittenoom St, East Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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