

East Perth, 413/201 Hay Street

An Inspired Investment with a 9% Return!

(This property is NOT for residential use, approved only for short-term stay, which is exclusively managed by Panache Hotel Group)

The possibilities are aplenty when it comes to this stylish one-bedroom one-bathroom apartment inside the "Mantra on Hay" hotel, where short term stays are exclusively managed by the hotel management, providing you with a great return and a hassle-free investment.

The complex is an ideal base from which to enjoy Perth's buzzing nightlife, bustling markets, lush inner-city parks, outdoor dining and thriving arts scene. It also plays host to sparkling rooftop heated indoor pool and gym, as well as a restaurants, bar and 24-hour reception.

A welcoming open-plan kitchen, meals and living area headlines the apartment's interior,



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.



For Sale
Under Offer

View
ljhooker.com.au/3RAHFGJ

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LJ Hooker City Residential
(08) 9325 0700

before extending out to the most intimate of balcony settings for entertaining. The bedroom is spacious and has a built-in wardrobe, whilst the separate bathroom plays host to a shower, toilet and powder vanity. In between, a cleverly-concealed European-style laundry behind folding doors makes the most of both the wall and floor space on offer.

Those fortunate enough to grace the hotel apartment will embrace an enviable East Perth location close to free public transport, a 24-hour gym, the local whiskey distillery and the popular Bright Tank Microbrewery, just a few hundred metres away.

Our picturesque Swan River, the North Metropolitan TAFE, riverside pathways meandering through Perth city, our world-class Optus Stadium at Burswood and an array of charming cafes, restaurants and shopping facilities are all a matter of only minutes away in their own right. This one is convenient in every sense of the word —and is the perfect platform with which to secure your future, in more ways than one!

Features include:

- Large lobby with a 24-hour reception
- Open-plan kitchen/meals/living area
- Carpet to the living/eating space
- Tiled kitchen with sparkling stone bench tops
- Stainless-steel Fisher and Paykel range hood
- Electric-cooktop and oven appliances
- Stainless-steel dishwasher
- Breakfast bar
- Generous bedroom with a built-in robe
- Separate bathroom with stylish pendant light fittings
- European-style laundry
- Split-system air-conditioning to both of the rooms
- Shadow-line ceiling cornices
- Covered balcony
- Excellent complex facilities - including a heated indoor rooftop pool and gym
- Built in 1997 (approx.)

Points of Interest (all distance approximate):

- 20m to the nearest bus stop (plus easy access to free CAT bus services)
- 500m to Wellington Square redevelopment
- 650m to Perth Girls School civic precinct
- 1.0km to the Swan River/Claisebrook Cove
- 1.2km to Claisebrook Train Station
- 1.3km to Victoria Gardens
- 1.6km to Perth CBD
- 2.0km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,387.05 pa
- Water Rates - \$1,560.82 pa
- Strata Total - \$1,485.00 p/qtr
- Residence Area - 58sqm



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- Total Area - 65sqm

More About this Property

Property ID	3RAHFGJ
Property Type	Apartment

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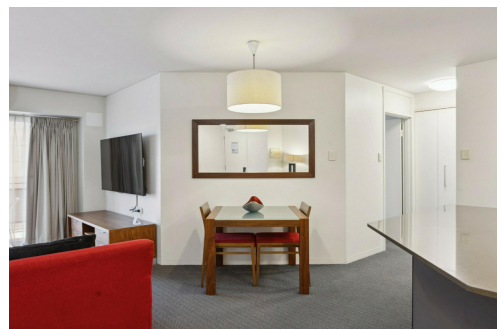
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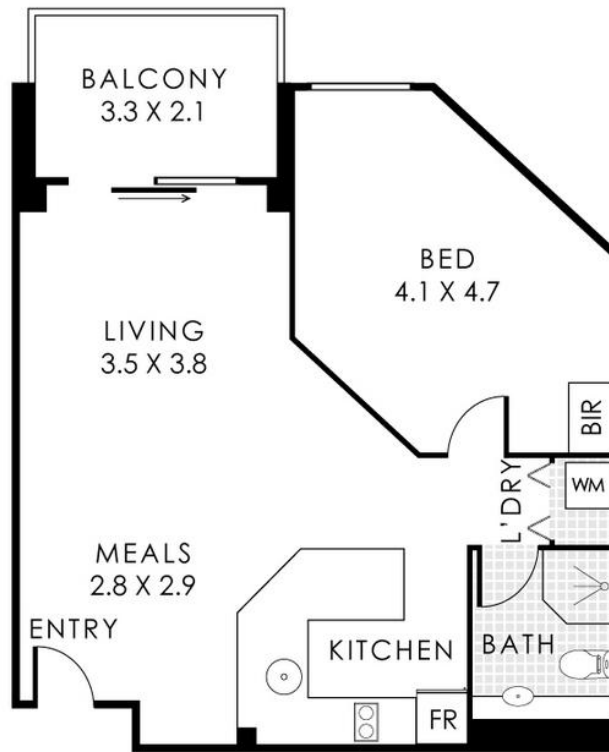
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413/201 Hay Street, East Perth

Residence 58m² | Balcony 7m²

Total Area 65m²



The floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, of 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. C/O 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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