

43/22 Nile Street, East Perth

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## Townhouse Style - River Precinct!

Set within an iconic, resort-style complex and directly opposite Gloucester Park, this chic 92sqm townhouse-style apartment offers a unique blend of space, comfort, and location. Just steps from the lush Victoria Gardens and the breathtaking Matagarup Bridge, you're perfectly positioned to enjoy riverside strolls, cross the Swan River in style, and explore nearby landmarks like Optus Stadium and Crown Towers.

Boasting a clever two-level layout, the apartment features 2 spacious bedrooms, 2 modern bathrooms, and a versatile mezzanine-level study or studio, perfect for working from home or unwinding in peace. Each bedroom is on a separate floor, offering privacy and convenience, while both bathrooms come complete with showers, toilets, and vanities.

The open-plan living and dining area flows seamlessly onto a tranquil balcony with leafy street views and river glimpses, ideal for relaxing or entertaining. The adjoining kitchen is generous in size, with ample storage and a breakfast bar for casual dining. Upstairs, the second living space provides flexibility as a study or creative zone.

Residents of this secure complex enjoy resort-style amenities including a sparkling outdoor pool and spa, BBQ facilities, and a

### FOR SALE

Sold by Brendan & Sharon Smith

### AGENTS

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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

secure gated carpark with an allocated car bay. With the free CAT bus, cafés, shopping, restaurants, and entertainment all just minutes away, this is urban living at its best —convenient, vibrant, and effortlessly stylish.

Features include:

- Open-plan living, dining and kitchen area
- Second floor mezzanine separate study
- Stainless-steel range-hood, gas-cooktop and oven appliances
- Tiled kitchen splashbacks
- Cleverly-concealed European-style laundry
- Split-system air-conditioning
- Complex with a pool, spa and BBQ facilities
- Allocated single car bay, within a secure gated carpark

Points of Interest (all distance 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
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council \$1,727.65 p.a.

Water \$1,228.71 p.a

Strata Admin \$1,075.15 p/qtr

Hot Water Levy \$135.51 p/qtr

Total Area 92sqm

## MORE DETAILS

Property ID                    3VD6FGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

Sales Executive â€“ The Smith Team |

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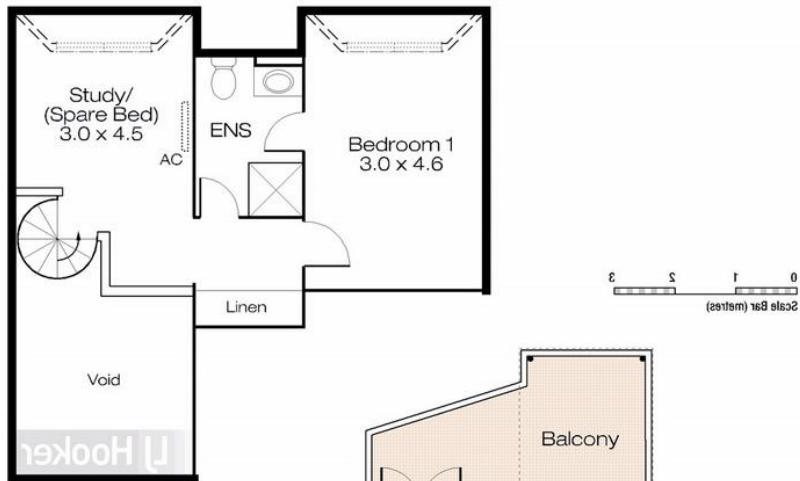
[sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

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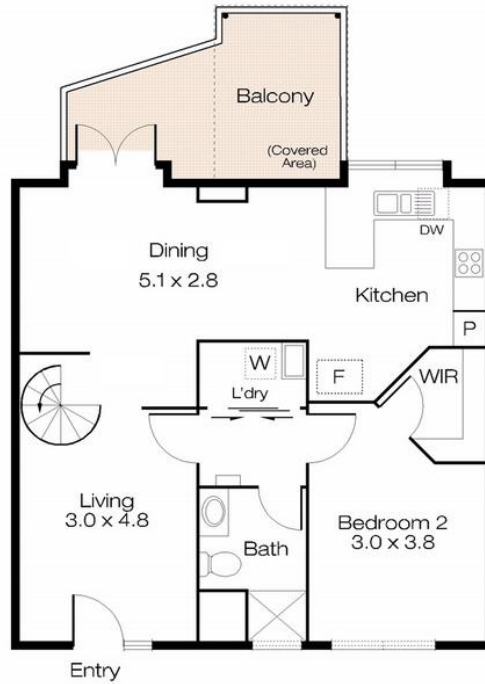
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UPPER LEVEL



LOWER LEVEL



22 Nile Street EAST PERTH



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