







47/22 Nile Street, East Perth

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Lifestyle Made Easy...

Positioned in one of East Perth's most connected pockets, this light-filled apartment offers an easy-care lifestyle with resort-style facilities and some of the city's best parklands right on your doorstep. Set within an iconic complex, featuring a sparkling pool, the home combines comfortable interiors with an unbeatable location just moments from Claisebrook Cove, Optus Stadium, the Swan River and the CBD.

Inside, the apartment features a spacious open plan living and dining area with soft neutral tones, timber-look flooring and plenty of natural light throughout. The adjoining kitchen is practical and well-kept with ample storage, gas cooking and a functional layout that connects seamlessly to the main living zone. With a generous balcony, this is the perfect space for your morning coffee or relaxed evenings overlooking the surrounding streetscape.

Both bedrooms are generously sized with built-in storage and large windows, while the bathrooms are neat and functional with a separate European-style laundry for added convenience. The secure complex access and a low-maintenance design make this an ideal lock-and-leave option for professionals, first home buyers or investors alike.

Residents will love having direct access to nearby walking and cycling

FOR SALE
Under Offer by Brendan & Sharon Smith

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

paths, open green spaces and some of Perth's most iconic landmarks, all while being only minutes from cafes, restaurants, public transport and the vibrant city lifestyle East Perth is known for.

Features include:
- Open-plan living, dining and kitchen area
- Stainless-steel range-hood, gas-cooktop and oven appliances
- Tiled kitchen splashbacks
- Spacious bedrooms, with built-in-robes
- Generous balcony, perfect for entertaining
- Cleverly-concealed European-style laundry
- Complex with a pool, spa and BBQ facilities
- Allocated single car bay, within a secure gated carpark

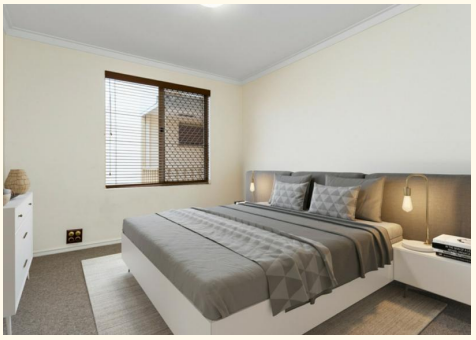
Points of Interest (all distance approximate):
- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 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

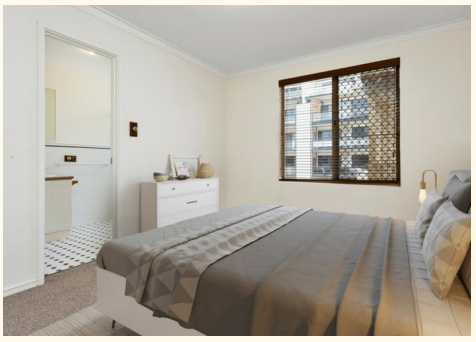
Rates & Dimensions:
Council $1,586.00 pa
Water $1,145.28 pa
Strata Admin $899.20 pq
Strata Reserve $1,406.91 pq
Hot Water Levy $113.34 pq
Total Area 62sqm

MORE DETAILS

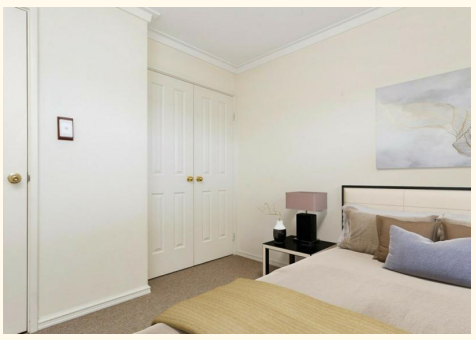
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Property Type	Apartment







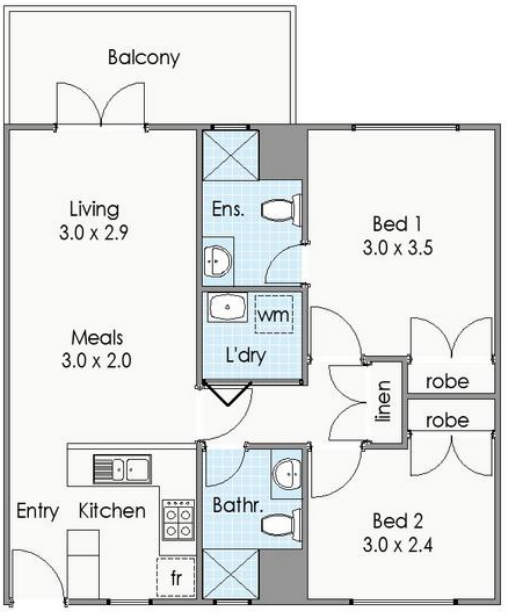




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Approximate Areas

Residence:	62m²
Balcony:	9m²
Total area:	71m²

These plans have been produced for marketing purposes and are approximate only. They are not suitable for other uses.
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