

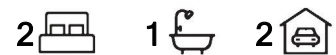
East Perth, 49/99-105 Wellington Street

Picturesque on the Park!

Occupying a beautifully-manicured and securely-gated complex opposite the impressive Wellington Square redevelopment and only footsteps away from the exciting Perth Girls' School cultural precinct, this terrific 109sqm, 2 bedroom 1 bathroom apartment offers comfortable living within walking distance away from additional multiple amenities —as well as the free CAT bus stop that affords you free public transport on your doorstep.

The inviting open-plan living, dining and kitchen area is nice and spacious, extending out to a delightful balcony via double French doors. The kitchen leaves scope for your personal modern touches to be added to it to complement contemporary electric range-hood, hotplate and oven appliances.

The separate sleeping quarters are made up of a laundry (with a separate toilet running off it), a hallway linen cupboard and two large bedrooms boasting built-in wardrobes — inclusive of the master suite, benefitting from semi-ensuite access into a practical



For Sale
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ljhooker.com.au/3R0DFGJ

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LJ Hooker City Residential
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bathroom with a bathtub, showerhead and powder vanity.

Both bedrooms also extend out to a generous second balcony with more than enough space for a table and chairs. Completing the package is an allocated single car bay.

Imagine a relaxed lifestyle in the heart of Claisebrook Cove and next to both Northbridge and the CBD, with the likes of the picturesque Queens Gardens, the WACA Ground, Gloucester Park, our famous Swan River and the buzzing Royal Street food and café strip also very much within arm's reach for living convenience. Your own tranquil gated sanctuary beckons, across the park!

Features include:

- Securely-gated complex entrance
- Large open-plan living/dining/kitchen area
- Electric cooking appliances
- Built-in robes to both large bedrooms
- Semi-ensuite bathroom
- Separate laundry —with access to the separate toilet
- Two (2) balconies for sitting/entertaining
- Split-system air-conditioning
- Audio-intercom system
- Two car parking bays
- Landscaped complex gardens

Points of Interest (all distance approximate):

- Red and Yellow CAT free bus services at your doorstep
- 230m to Wellington Square
- 350m to Perth Girls' School cultural precinct
- 500m to Graham Farmer Freeway
- 650m to the Swan River
- 700m to Royal Perth Hospital
- 850m to McIver Train Station
- 1.4km to Claisebrook Cove
- 1.4km to Perth CBD
- 2.3km to Optus Stadium
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$1,766.90 pa
- Water Rates - \$1,257.59 pa
- Strata Admin - \$801.90 p/qtr
- Strata Reserve - \$742.50 p/qtr
- Residence Area - 84sqm
- Total Area - 109sqm



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More About this Property

Property ID 3R0DFGJ

Property Type Apartment

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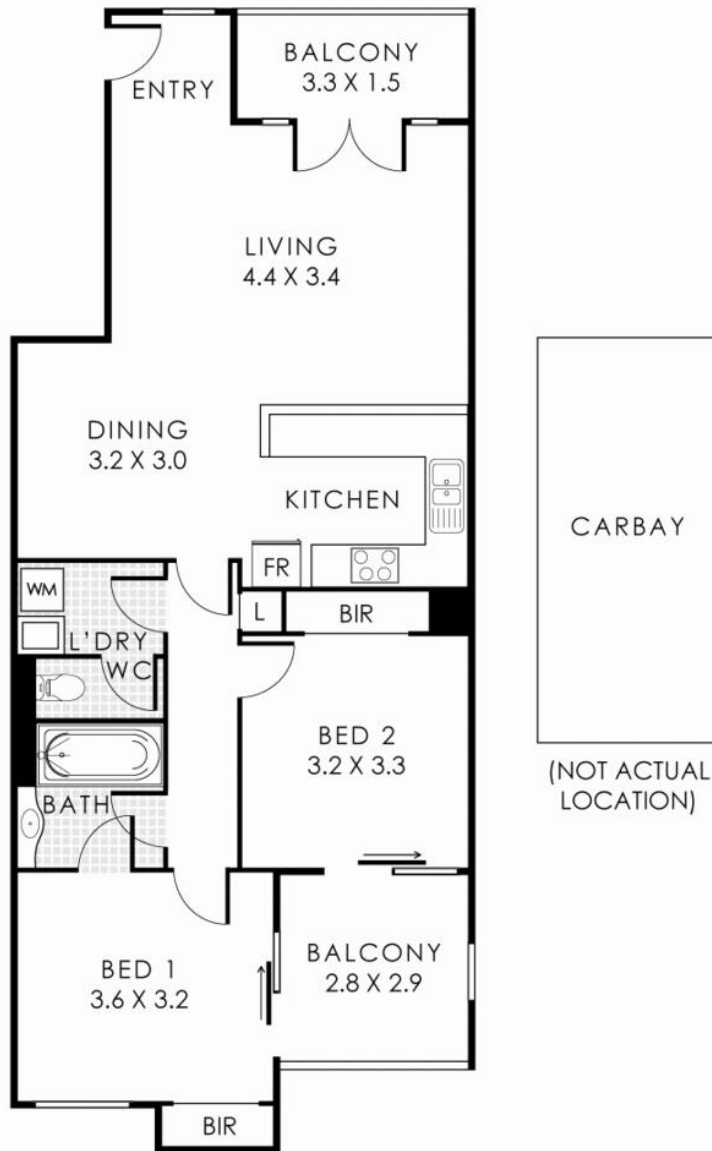
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49/99-105 Wellington Street, East Perth

Residence 84m² | Balcony 11m² | Carbay 14m²

Total Area 109m²



The floorplan is for illustrative 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 indication only. Measurements and total area do not include or account for wall thickness or roof area in any areas. CIBC Chapter will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. No fee to be used for any other purposes.
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