

East Perth, 4C/88 Royal Street

Location Central...



Impressively nestled within a secure boutique complex of only 15 apartments that just happens to sit footsteps away from our picturesque Swan River and beautiful Claisebrook Cove, this stylish 2 bedroom 1 bathroom residence makes living very easy indeed.

Enter through a street-level access door shared only with four other apartments, before heading up to a tiled open-plan living, dining and kitchen area that headlines your floor plan. Beyond it, a delightful entertaining balcony lies in wait, as does its splendid and leafy streetscape.

Back inside, the kitchen itself plays host to double sinks, tiled splashbacks, a single-door pantry, over-head and under-bench storage cupboards and contemporary range-hood, gas-cooktop and oven appliances. The separate toilet can be found off the laundry, whilst the most practical of bathrooms plays host to a bathtub, showerhead and powder vanity.

For Sale
Please Call

View
ljhooker.com.au/3R4WFGJ

Contact
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Both carpeted bedrooms have mirrored built-in wardrobes, inclusive of the larger master. Elsewhere in the development lies your own allocated single car bay, as well as a secure storeroom.

All of your everyday amenities are simply within arm's reach here, including shopping at your local IGA supermarket, a liquor store, pharmacy and an abundance of eateries so you don't have to cook. A relaxed riverside lifestyle goes hand-in-hand with the heart of the Perth CBD, the iconic Matagarup Bridge for easy access to Burswood's famous Optus Stadium and all of the local entertainment options that you could ever want or need.

Welcome home!

Features include:

- Open-plan living/dining/kitchen area - with split-system air-conditioning
- Gas cooktop
- Covered entertaining balcony
- Mirrored built-in robes to both bedrooms
- Separate bathroom
- Separate laundry - with a separate toilet
- Hallway storage cupboard
- Audio-intercom system
- Down lights
- Feature ceiling cornices
- Skirting boards
- Single car bay
- Storeroom
- Street-parking bays for your guests and visitors to utilise

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free Yellow CAT bus services at your doorstep)
- Footsteps away from the Claisebrook Lake, parklands and the Swan River at Claisebrook Cove
- 500m to Girls School Civic Precinct
- 750m to Claisebrook Train Station
- 750m to Wellington Square
- 1.0km to the WACA Ground and Gloucester Park
- 1.4km to Optus Stadium
- 1.6km to Perth CBD
- 2.4km to Crown Towers
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

- Council Rates - \$3,190.95 p.a.
- Water Rates - \$1,125.45 p.a.
- Strata Total - \$1,600.50 p/qtr.
- Internal Area - 64sqm
- Total Residence Area - 90sqm



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More About this Property

| | |
|---------------|-----------|
| Property ID | 3R4WFGJ |
| Property Type | Apartment |

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

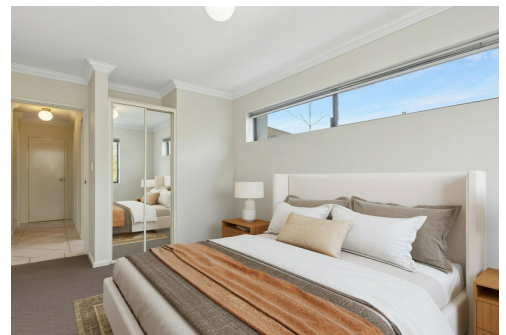
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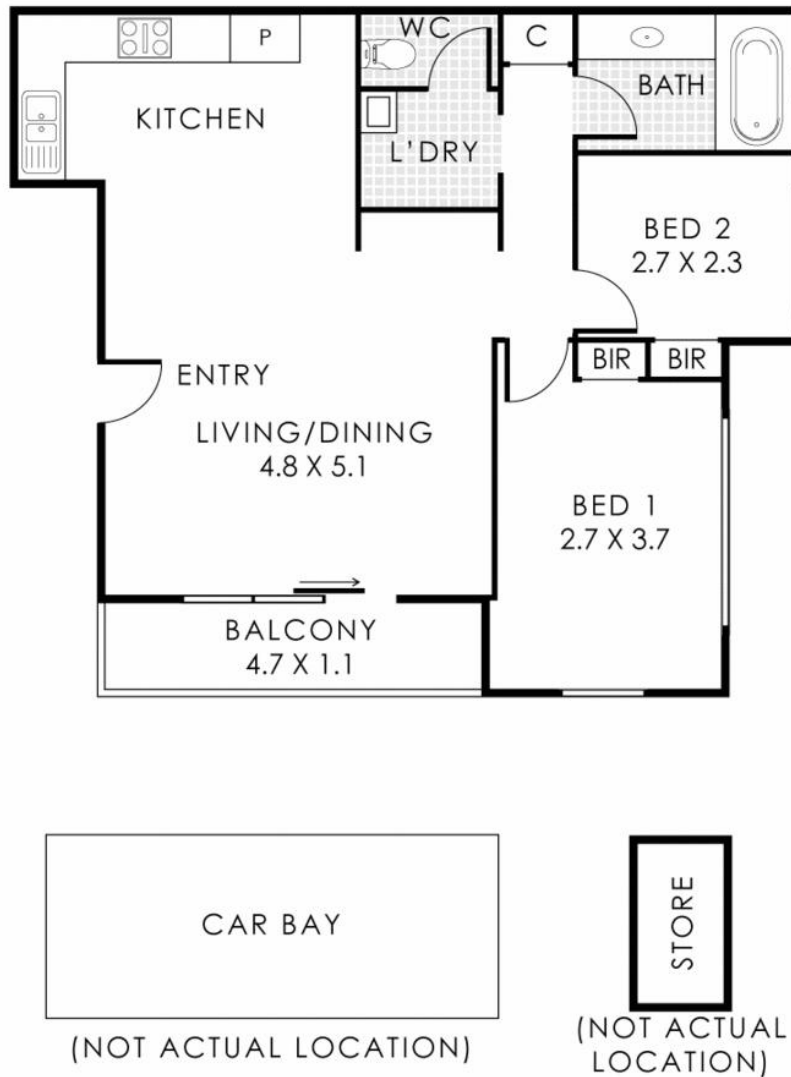
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Residence 64m² | Car Bay 18m² | Balcony 6m² | Store 2m²

Total Area 90m²



The location is for illustrative purposes only to show the layout of the property. Measurements and total area do not include or account for wall thickness or roof overhang areas. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.cibcreative.com.au