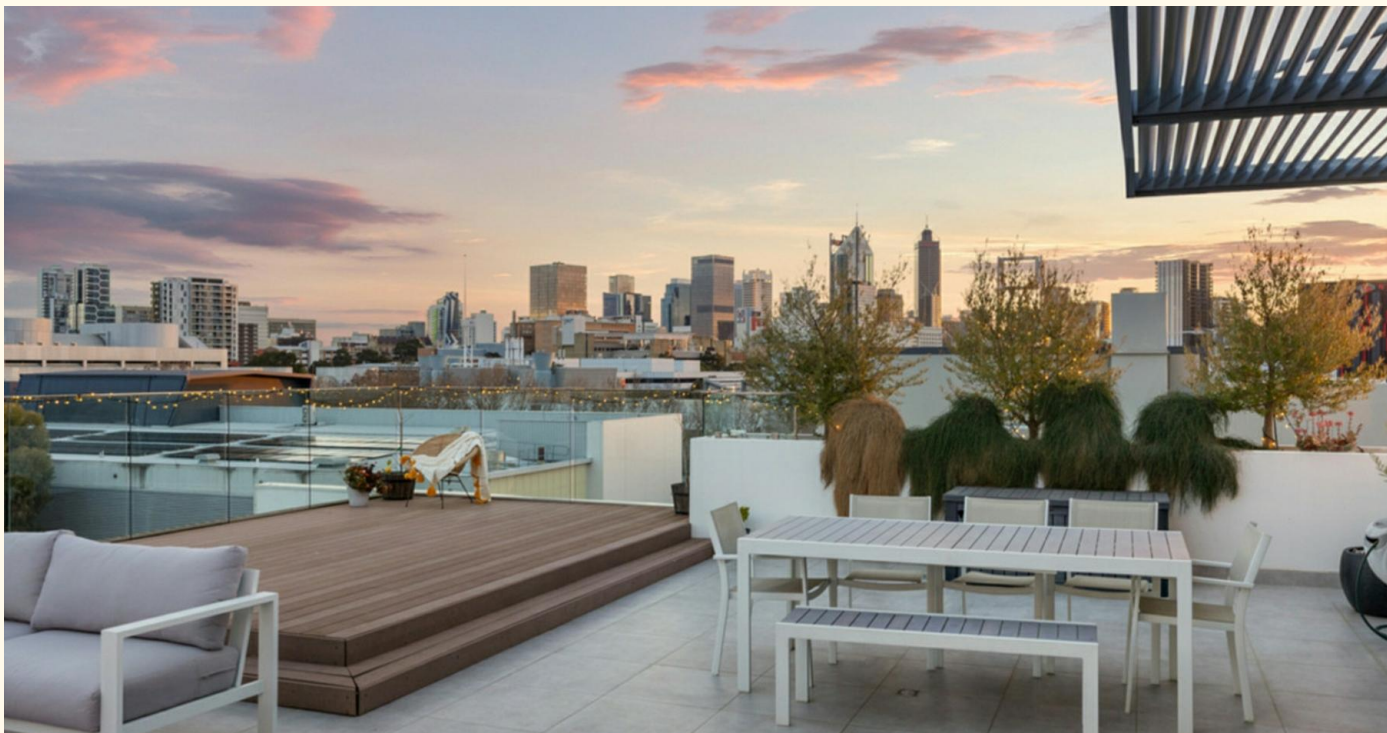




502/122 Brown Street, East Perth

Elevated Living - Exceptional Views!

Rarely does an apartment combine breathtaking city views, an expansive private entertaining terrace and generous internal proportions so effortlessly. Perfectly positioned within one of East Perth's most well-maintained complexes, this beautifully presented penthouse residence delivers the ideal balance of sophisticated inner-city living and relaxed outdoor entertaining, creating a lifestyle opportunity that is as impressive as it is practical. Whether you're searching for your next home, city base or investment, this is a property that truly stands apart from the rest.

THE PROPERTY

Positioned high on the fifth floor within one of East Perth's most tightly held apartment complexes, this beautifully presented two-bedroom, two-bathroom residence delivers an exceptional lifestyle with an impressive combination of generous indoor living and expansive outdoor entertaining. Framed by sweeping city skyline views, the apartment has been thoughtfully designed to maximise natural light, space and functionality, while its oversized terrace creates the perfect extension of the living area for year-round enjoyment.

Whether you're a professional seeking a vibrant inner-city lifestyle, an

2 2 1

FOR SALE
From \$899,000

VIEW
Sat 15th Aug @ 2:30PM - 3:00PM

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Interested parties must rely solely on their own enquiries.

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investor looking for a quality addition to your portfolio, or a buyer wanting low-maintenance living without compromising on outdoor space, this is an opportunity that stands out from the crowd.

THE FEATURES

The spacious open-plan kitchen, living and dining area flows effortlessly onto a spectacular wraparound entertaining terrace, creating seamless indoor-outdoor living against a stunning backdrop of Perth's ever-changing skyline. The contemporary kitchen is beautifully appointed with stone benchtops, quality appliances and ample cabinetry making it as practical as it is stylish.

The well-separated bedrooms provide excellent privacy, with the master suite enjoying terrace access, sleek built-in robes and its own modern ensuite. The second bedroom is just as stylish and serviced by a well-appointed main bathroom complete with full-height tiling and quality fittings. The neutral décor, internal laundry, secure parking and lock-and-leave convenience further enhance the appeal, while residents also enjoy access to outstanding resort-style facilities within the complex.

THE LOCATION

Perfectly positioned on the doorstep of everything East Perth has become renowned for, this address offers an enviable balance of lifestyle and convenience. Spend your weekends strolling to Claisebrook Cove, relaxing along the Swan River foreshore or enjoying the abundance of nearby cafés, restaurants and bars. Free CAT buses, Claisebrook Train Station and easy access into the Perth CBD ensure commuting is effortless, while Optus Stadium, Crown Perth and Gloucester Park are all only moments away.

With the very best of inner-city living at your fingertips, this is a location that continues to attract strong owner-occupier and investor demand alike.

THE AMENITIES

Residents are spoilt for choice with an outstanding selection of lifestyle amenities nearby, including Claisebrook Cove, Victoria Gardens, the Swan River walking and cycling trails, Wellington Square and Matagarup Bridge. Enjoy easy access to local cafés, restaurants, bars and boutique shopping, while Perth CBD, Northbridge, Elizabeth Quay and the vibrant Royal Street precinct are all just minutes away. Public transport options are excellent with the free CAT bus service and Claisebrook Train Station both within easy reach, making it simple to leave the car at home.

THE WHY

Apartments offering this combination of generous internal proportions, an exceptionally large entertaining terrace and uninterrupted city views are rarely available. Beautifully presented and perfectly positioned, this residence offers the ultimate lock-and-leave lifestyle with all the benefits of resort-style living in one of East Perth's most sought-after locations. Simply move in, entertain in style and enjoy everything this vibrant riverside precinct has to offer.

THE NUMBERS

Council Rates: \$1,990.75 pa
Water Rates: \$1,377.71 pa
Strata Admin: \$1,404.00 p/qtr
Strata Reserve: \$128.70 p/qtr
Internal Area: 72sqm
Total Area: 187sqm
Year Built: 2015

DISCLAIMER

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MORE DETAILS

Property ID 3W0AFGJ
Property Type Apartment

Brendan Smith 0420 217 818

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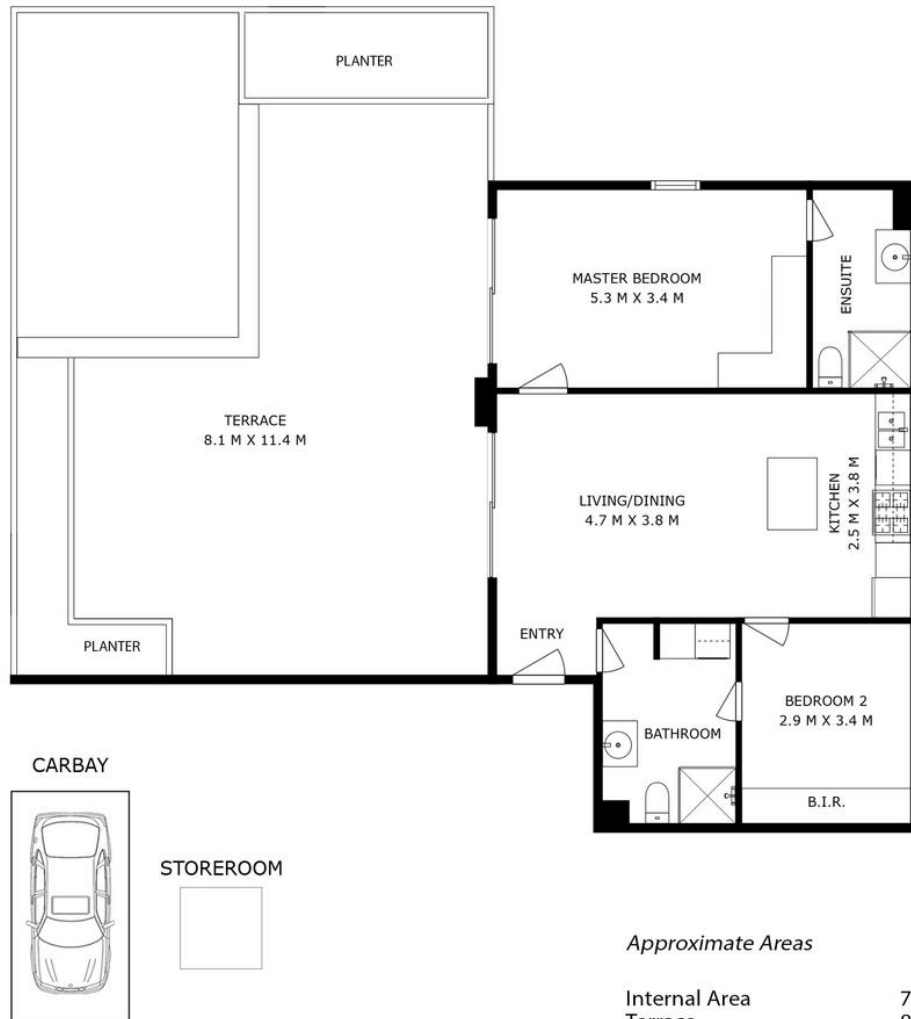
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Approximate Areas

Internal Area	72m ²
Terrace	89m ²
Planters	10m ²
Car Bay	13m ²
Store Room	3m ²
Total Lot Size	187m ²



502/122 Brown St, Perth

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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