



## East Perth, 504/9 Tully Road

Glitz & Glamour!

Positioned on the fifth floor of a well-kept complex, this stunning 89sqm 2-bedroom, 1-bathroom apartment delivers on space, light, and livability - without the need for a single update.

Inside, you've got an open-plan layout that flows seamlessly, with a modern kitchen, generous living and dining zone, and a proper balcony with room to entertain (or just sit back with a drink and enjoy the view).

Both of the bedrooms include built-in-wardrobes with custom cabinetry and great natural light, with the master benefitting from direct balcony access. The bathroom and laundry are well-appointed, tidy and functional.

This is low-maintenance, inner-city living without the compromise. The location puts you close to Claisebrook Cove, the river, the free CAT bus, and walking distance to cafes,



**For Sale**  
Please Call

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[ljhooker.com.au/3T3TFGJ](http://ljhooker.com.au/3T3TFGJ)

**Contact**  
**Brendan Smith**  
0420 217 818  
[brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)  
**Sharon Smith**  
0405 814 948  
[sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)



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(08) 9325 0700

parks, and everything else East Perth has to offer. With secure parking, intercom access, and well-maintained common areas that don't feel like an afterthought, it doesn't matter whether it's your first home, a smart lock-and-leave, or a solid addition to the portfolio - this home is perfect for everyone!

Points of Interest (all distance approximate):

- CAT bus services around East Perth and the CBD
- 100m to Graham Farmer Freeway
- 300m to Claisebrook Cove
- 300m to the Swan River
- 500m to Victoria Gardens (over the Trafalgar Bridge)
- 550m to Claisebrook Train Station
- 850m to East Perth Train Station
- 1.8km to HBF Park (formerly known as NIB Stadium)
- 2.3km to Perth CBD
- 2.7km to Optus Stadium

Rates & Dimensions:

Council Rates: \$1,923.55 p.a.

Water Rates: \$1,209.04 p.a.

Strata Admin: \$790.53 p/qtr

Strata Reserve: \$545.29 p/qtr

Residence Area: 58sqm

Total Area: 89sqm

## More About this Property

Property ID	3T3TFGJ
Property Type	Apartment

**Brendan Smith 0420 217 818**

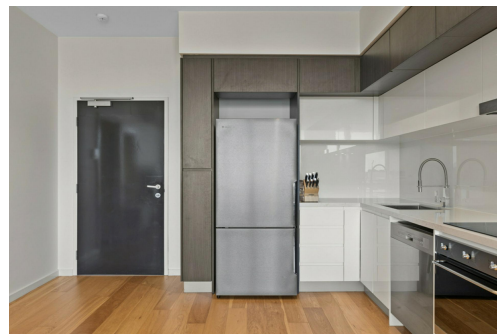
Sales Executive â€“ The Smith Team | [brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

**Sharon Smith 0405 814 948**

Sales Executive â€“ The Smith Team | [sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

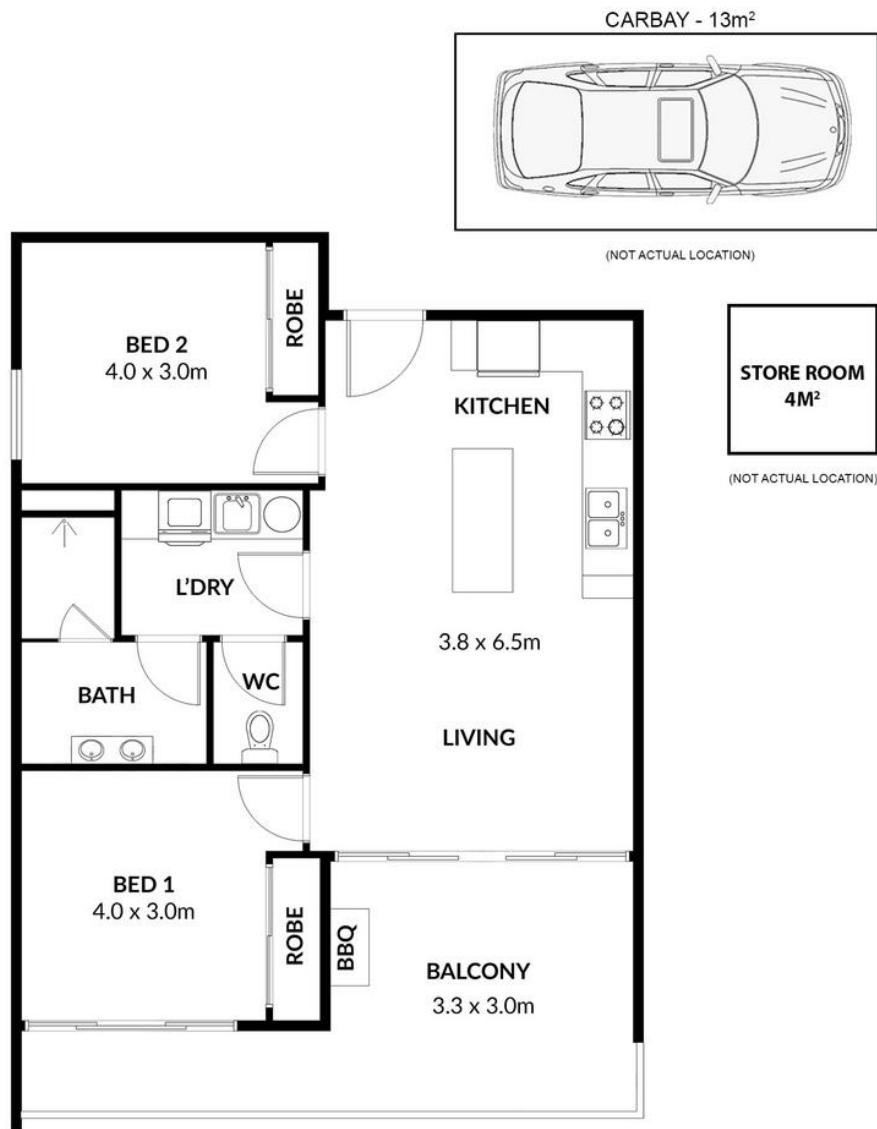
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Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



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Approximate Areas	
Internal Living	58m <sup>2</sup>
Carbay	13m <sup>2</sup>
Store Room	4m <sup>2</sup>
Balcony	14m <sup>2</sup>
Total Lot Size	89m <sup>2</sup>



504/9 Tully Road, East 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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