



East Perth, 55B/22 Nile Street

Home Sweet Home!

Perfectly situated in a secure, gated modern complex directly opposite Gloucester Park and just 200 metres from the stunning Swan River, this stylish 2-bedroom, 2-bathroom apartment offers an unbeatable lifestyle with breathtaking views, and returns of \$1,150.00 per week.

The star of the show is a spacious, tiled entertainer's balcony, framing a spectacular panoramic outlook that captures the shimmering river, Burswood's iconic Crown Towers and casino, the striking Matagarup Bridge, and the world-renowned Optus Stadium. Elegant double French doors seamlessly connect this picturesque setting to the open-plan living, dining, and kitchen area, which is thoughtfully positioned away from the private sleeping quarters.

At the heart of the complex, a sparkling outdoor swimming pool and spa await, promising endless enjoyment - especially as the summer heat sets in. Adding to the appeal is a



For Sale
Under Offer

View
ljhooker.com.au/3S7QFGJ

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LJ Hooker City Residential
(08) 9325 0700

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

secure underground car bay, providing both convenience and peace of mind.

With the free CAT bus at your doorstep, along with easy access to public transport, cafes, restaurants, CBD shopping, the scenic Victoria Gardens, and the iconic WACA Ground, you'll be perfectly placed to enjoy everything this vibrant location has to offer. Luxury, lifestyle, and convenience await!

Please be advised there will be a lease in place at a rate of \$1,150.00 per week from 22/02/2025 - 14/06/2025.

Features include:

- Fully furnished and ready to move in to
- Open-plan living, dining and kitchen area
- Split-system air-conditioning and low-maintenance flooring
- Balcony access for a slice of the awesome vista on offer
- Double sinks, a dishwasher recess, a gas cooktop, a stainless-steel oven
- Carpeted bedrooms with mirrored built-in wardrobes
- Private dedicated ensuite bathrooms - complete with showers, toilets and vanities
- River views from the master ensemble
- Cleverly-concealed European-style laundry behind sliding doors
- Feature ceiling cornices and skirting boards
- Secure single car bay
- Off-road parking options for your guests and visitors

Points of Interest (all distance approximate):

- 110m to the nearest bus stop - also close to free local CAT public-transport services
- 200m to the Swan River
- 220m to Gloucester Park entrance
- 350m to Claisebrook Cove
- 450m to Victoria Gardens
- 800m to Optus Stadium (via Matagarup Bridge)
- 1.2km to Claisebrook Train Station
- 2.4km to Perth CBD

Rates & Dimensions:

Council Rates: \$1,649.45 p.a.

Water Rates: \$1,197.98 p.a.

Strata Admin: \$989.95 p/qtr

Strata Reserve: \$472.81 p/qtr

Residence Area: 60sqm

Total Area: 75sqm



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More About this Property

Property ID 3S7QFGJ

Property Type Apartment

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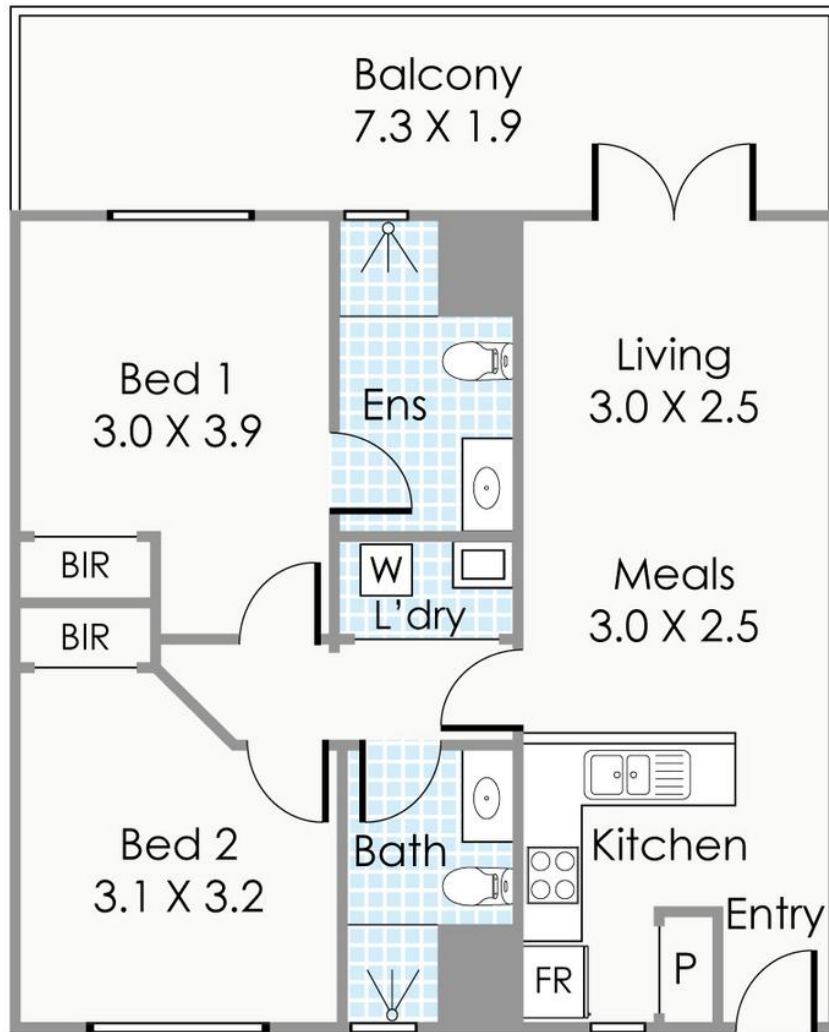
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Approximate Areas

Residence: 60m²
 Balcony: 15m²
 Total Area: 75m²

This floorplan is for illustration purposes only to show the layout of the property. Not to be used for any other purpose. www.cribcreative.com.au



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