

East Perth, 6/104 Brown Street

A Place With Space!

Bigger is better when it comes to this very generous 183sqm, 3 bedroom 2 bathroom apartment nestled in a desirable pocket of East Perth, where our cosmopolitan Perth city centre, the buzzing Royal Street café and restaurant strip and our beautiful Swan River and Claisebrook Cove precinct can all be so easily accessed by a leisurely stroll.

From the moment you step foot inside you will be impressed by a fantastic separation in the floor plan, with the minor sleeping quarters playing host to two large spare bedrooms - both boasting built-in wardrobes, a central main bathroom with a shower, separate bathtub, toilet, vanity and plenty of space for pampering and a separate laundry behind double doors.

The central open-plan living, dining and kitchen area is huge, with its split-system air-conditioning unit ensuring year-round comfort for all involved. The stylish kitchen itself comprises of a breakfast bar for casual meals, sparkling stone bench tops, tiled



For Sale
Under Offer

View
ljhooker.com.au/3R09FGJ

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LJ Hooker City Residential
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splashbacks, ample over-head and under-bench cupboard storage options, a pantry, double sinks and stainless-steel range-hood, gas-cooktop, under-bench-oven and dishwasher appliances.

The separate master suite is also decent in its proportions and features its own private balcony for sitting and quiet contemplation, built-in robes and an intimate ensuite with a rain shower, toilet and twin "his and hers" vanity basins. Two separate sliding doors off the living space reveal a massive entertaining balcony that gives off "alfresco" vibes and offers plenty of protection from the elements, as well as splendid city-skyline views through the trees.

The residence sits next door to a trendy microbrewery and restaurant is also just around the corner from the Whipper Snapper Distillery. The likes of fitness facilities, the free CAT bus service, further public transport at Claisebrook Train Station, the revamped Wellington Square precinct, our world-class Optus Stadium at Burswood, the footbridge to the stunning Crown Towers, casino and entertainment complex and everything else that the sought-after east end of town has to offer are all either walking distance or a matter of minutes away in their own right. This is what you call convenience without compromise!

Features include:

- Super-spacious open-plan living/dining/kitchen area
- Large entertaining balcony
- Generous bedroom sizes - all with full-height mirrored BIR's
- Second balcony off the master suite
- Large fully-tiled master-ensuite and main bathrooms
- Separate laundry
- Two (2) separate storage cupboards
- Split-system air-conditioning
- Down lights
- Skirting boards
- Single under-cover car bay - with a secure carpark area
- Storeroom
- Designated street-parking bays for guests and visitors to utilise, at the front of the complex

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- Next door to Bright Tank Brewing Co.
- 300m to Claisebrook Train Station
- 450m to The Royal and our beautiful Swan River
- 750m to the Wellington Square redevelopment
- 850m to the Perth Girls School cultural precinct
- 1.3km to the WACA Ground and Gloucester Park
- 1.5km to Perth CBD
- 1.7km to Optus Stadium
- 2.8km to Crown Towers
- Highgate Primary School and Bob Hawke College intake areas
- Close to both Mercedes and Trinity Colleges



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Rates & Dimensions:

- Council Rates - \$2,099.75 pa
- Water Rates - \$1,404.05 pa
- Strata Admin - \$1,141.85 p/qtr
- Strata Reserve - \$502.22 p/qtr
- Internal Area - 137sqm
- Total Area - 183sqm

More About this Property

Property ID	3R09FGJ
Property Type	Apartment
House Size	137 m ²

Brendan Smith 0420 217 818

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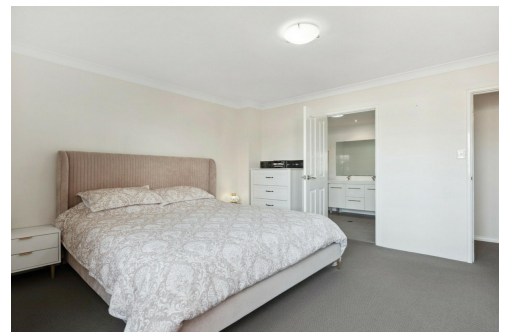
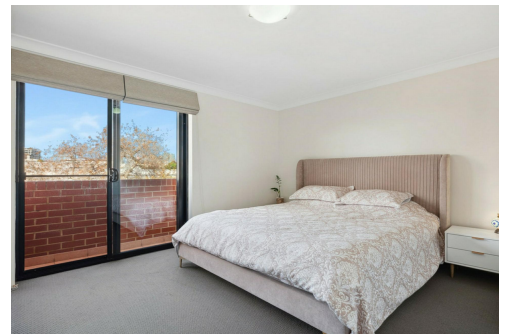
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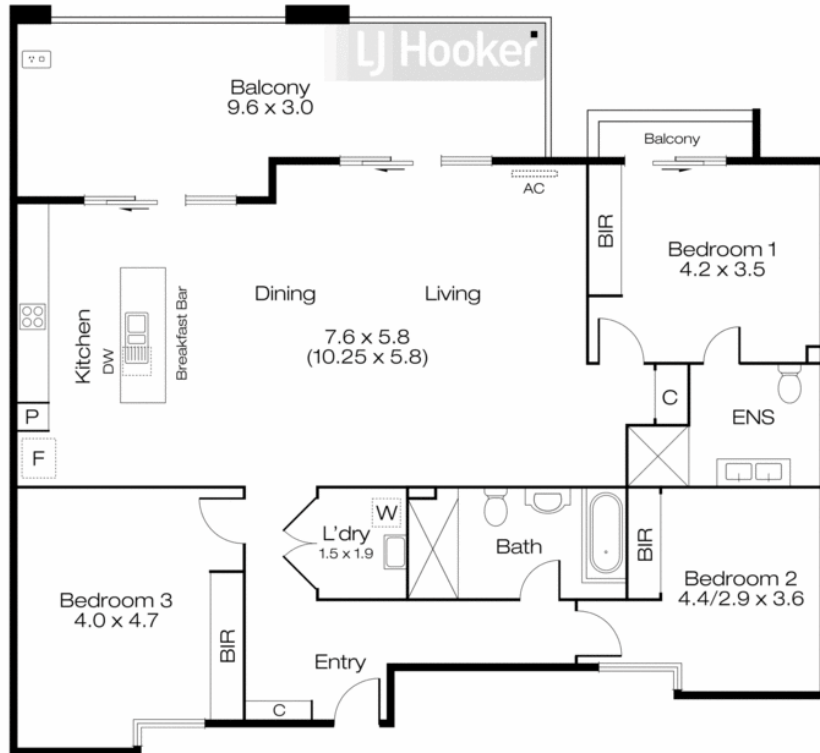
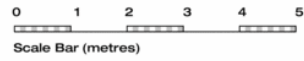
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Approximate Areas:

Internal Area	137m ²
Main Balcony	27m ²
Bedroom Balcony	2m ²
Car Bay	13m ²
Store	4m ²
TOTAL	183m ²



6 / 104 Brown Street EAST PERTH



Not to scale • All measurements are approximate • Drawn for presentation purposes only • info@openpad.com.au • ©open pad



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