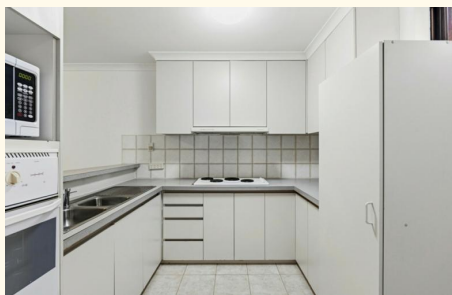


**Sold**



6/23 Wellington Street, East Perth

## Destination Central!

Tucked away in a well-maintained complex, this neat and light-filled apartment offers easy, low-maintenance living in a super convenient East Perth location. Step inside to a spacious open-plan living and dining area, where neutral tones and soft natural light create a relaxed, welcoming feel. Newly painted and fresh carpets throughout add to the luxury, with a layout that flows effortlessly out to a private courtyard, perfect for your morning coffee or unwinding at the end of the day.

The kitchen is practical and well-kept, with plenty of storage, good bench space and everything you need for everyday cooking. It connects easily with the living area, making it ideal for both quiet nights in and casual entertaining.

Both bedrooms are generously sized, each offering built-in storage and a calm, comfortable atmosphere. The main bedroom enjoys direct access to the outdoors, adding an extra sense of space and light. The bathroom is clean and functional, complete with a full-sized bath and separate shower, whilst a separate European-style laundry is cleverly located in the hallway for added convenience.

Outside, the courtyard provides a peaceful, leafy retreat with enough room to personalise and make your own. It's a great bonus space that

2 🏠 1 🚿 1 🚗

### FOR SALE

Sold by Brendan & Sharon Smith

### AGENTS

Brendan Smith  
0420 217 818  
brendan.smith@ljhooker.com.au

Sharon Smith  
0405 814 948  
sharon.smith@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.

 **LJ Hooker**

enhances the overall lifestyle on offer.

Set in a secure, established complex with classic brick construction, this home is just moments from local cafes, parks, transport and the CBD. Whether you're looking to move in or invest, this is a solid opportunity in a consistently popular inner-city pocket.

Points of Interest (all distance approximate):

- Yellow CAT free bus service at your doorstep
- 85m to the new Perth Girls' School precinct
- 350m to the Wellington Square redevelopment
- 750m to Claisebrook Cove
- 1.0km to Claisebrook Train Station
- 1.0km to the Swan River
- 1.6km to Optus Stadium
- 1.6km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council \$1,665.30 pa

Water \$1,179.77 pa

Strata Admin \$586.25 p/qtr

Strata Reserve \$674.25 p/qtr

Residence Area 74sqm

Total Area 107sqm

## MORE DETAILS

Property ID	3VFXFGJ
Property Type	Apartment
Including	Toilets (1) Secure Parking

### Brendan Smith 0420 217 818

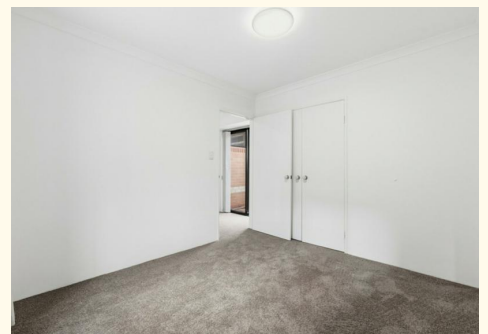
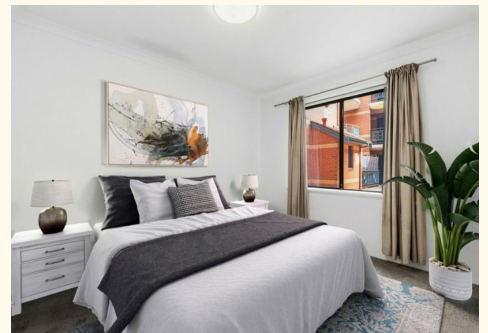
Sales Executive "The Smith Team" |  
brendan.smith@ljhooker.com.au

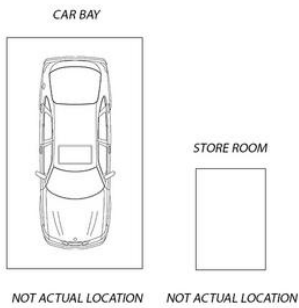
### Sharon Smith 0405 814 948

Sales Executive "The Smith Team" |  
sharon.smith@ljhooker.com.au

### LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





Approximate Areas	
Internal	74m <sup>2</sup>
Courtyard	10m <sup>2</sup>
Alfresco	5m <sup>2</sup>
Car Bay	14m <sup>2</sup>
Store Room	4m <sup>2</sup>
Total Lot Size	107m <sup>2</sup>

 **LJ Hooker**

6/23 Wellington St, 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.

[www.propertyexperience.ljhooker.com.au](http://www.propertyexperience.ljhooker.com.au)  
[www.perthrealestatemedia.com](http://www.perthrealestatemedia.com)

