

60/22 Nile Street, East Perth




## Prime Position - Effortless Living!

(Access from Constitution Street)

This fantastic 2-bedroom, 1-bathroom home offers a standout lifestyle opportunity in the ever-popular east end of town. Nestled in a secure, resort-style complex just meters away from the Swan River, the location truly speaks for itself.

The apartment itself is cleverly designed for low-maintenance living. A gated front courtyard leads to your private entrance, with a handy storage shed and drying courtyard tucked away out the back. Inside, timber-look flooring flows through the spacious open-plan living and dining area, seamlessly connecting to a practical kitchen fitted with stainless steel appliances, a gas cooktop, subway-tile splashbacks, and space for a dishwasher and microwave.

Both bedrooms are generously sized and open via double French doors onto a private paved courtyard. The master suite features a walk-in robe and semi-ensuite access to a large combined bathroom and laundry, complete with under-bench storage, linen cupboard, and a modern vanity.

2  1  2 

**FOR SALE**  
Under Offer

### AGENTS

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Sharon Smith  
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### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Within the complex, residents can enjoy resort-style amenities including a sparkling outdoor pool, relaxing spa, BBQ facilities, and a securely gated car park.

The free CAT bus, trendy cafes, restaurants, shops, the WACA, and more are all just moments away - making this a truly unbeatable inner-city lifestyle. Whether you're after convenience, connectivity, or comfort, this one delivers it all.

Features include:

- Your own separate street frontage & entrance
- Quality-built complex with a pool, spa and BBQ facilities
- Split-system air-conditioning
- Robes in both bedrooms
- Semi-ensuite laundry-come-bathroom
- Linen cupboard
- Feature ceiling cornices
- Feature skirting boards
- Classic-style light switches/electrical sockets
- Storage shed
- Gated carpark area - with allocated car bays

Points of Interest (all distance approximate):

- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station
- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates - \$1,532.00 p.a.

Water Rates - \$1,118.88 p.a.

Strata Admin - \$899.20 p/qtr

Total Area - 63sqm

External Area - 91sqm

## MORE DETAILS

Property ID                      3TPYFGJ  
Property Type                    Apartment

**Brendan Smith 0420 217 818**

Sales Executive â€” The Smith Team |

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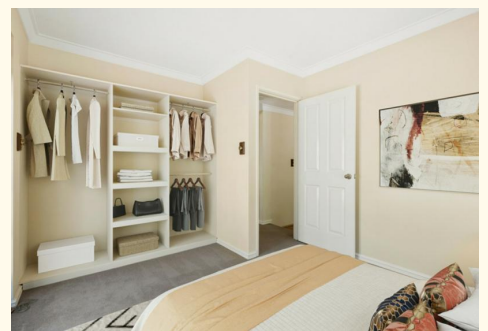
**Sharon Smith 0405 814 948**

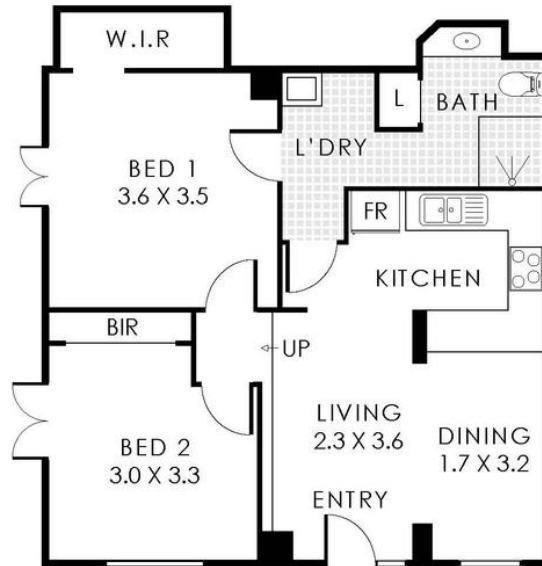
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Residence 63m<sup>2</sup>



This floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate dimensions only. Measurements are for general guide only and do not take into account for wall thickness or roof overhang areas. CBH Cheetham will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Best to be used for any other purpose.  
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