



East Perth, 66/18 Wellington Street

Urban Sophistication...

Nestled within the secure and intimate "Aspect on Wellington" complex, this charming 124sqm, 2 bedroom 2 bathroom apartment offers a fantastic modern living experience in the vibrant heart of East Perth.

Situated just a short stroll away from bus stops and the exciting Wellington Square parkland redevelopment, this terrific residence provides both convenience and comfort in spades. Residents of this apartment are treated to a range of excellent resort-style amenities. From a fully-equipped gym to a rooftop deck with barbecue facilities and a spacious movie cinema screen in the common theatre room, there's something for everyone to enjoy at their leisure.

Within the apartment, a welcoming open-plan living and dining area is headlined by a well-appointed kitchen with sparkling stone bench tops, double sinks and quality electric range-hood, hotplate and oven appliances. Both bedrooms are neatly carpeted and have

2 2 1

For Sale
Under Offer

View
ljhooker.com.au/3RK2FGJ

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mirrored built-in wardrobes, inclusive of the master suite - home to separate "his and hers" robes and a sublime ensuite bathroom with a shower, toilet, vanity and decent storage space.

The functional main bathroom makes the most of both the floor and wall space on offer with its shower, powder vanity and cleverly-concealed European-style laundry - behind the privacy of double doors. Off the living zone lies a massive covered alfresco-style entertaining balcony with a splendid leafy aspect. It truly is the perfect place to sit back, relax and unwind, with your favourite drink in hand.

A secure single car bay and storeroom can be found downstairs, complemented by easy access to free Yellow and Red CAT buses just across the road. Plus, living in close proximity to picturesque local parklands, the WACA Ground, Gloucester Park and the lively Royal Street food and café strip ensures there's always something to explore.

With trendy restaurants, CBD shopping, Claisebrook Cove along the river, Optus Stadium, Crown Towers at Burswood, the Perth Girls' School revamp and more all within arm's reach, this impressive apartment truly offers a lifestyle of unparalleled convenience and excitement right at your doorstep. It's almost too good to be true!

Features include:

- 2 bedrooms, 2 bathrooms
- Stunning entry lobby with lift access
- Fully-equipped, air-conditioned and carpeted gym
- Complex theatre room and rooftop barbecue facilities
- Large carpeted open-plan living and dining area with split-system air-conditioning
- Quality electric cooking appliances in the tiled kitchen
- Huge covered entertaining balcony
- Carpeted bedrooms —both with mirrored BIR's
- Cleverly-concealed European-style laundry
- Single car bay
- Storeroom
- Additional off-road parking options for guests and visitors
- Common outdoors area finished off by wooden decking and trickling water features
- Rented at \$640.00 per week until 30/04/2025

Points of Interest (all distance approximate):

- Red and Yellow CAT free bus services 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:



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- Council Rates - \$1,786.50 pa
- Water Rates - \$1,240.79 pa
- Strata Admin - \$1,425.00 p/qtr
- Strata Reserve - \$330.00 p/qtr
- Internal Area - 82sqm
- Total Area - 126sqm

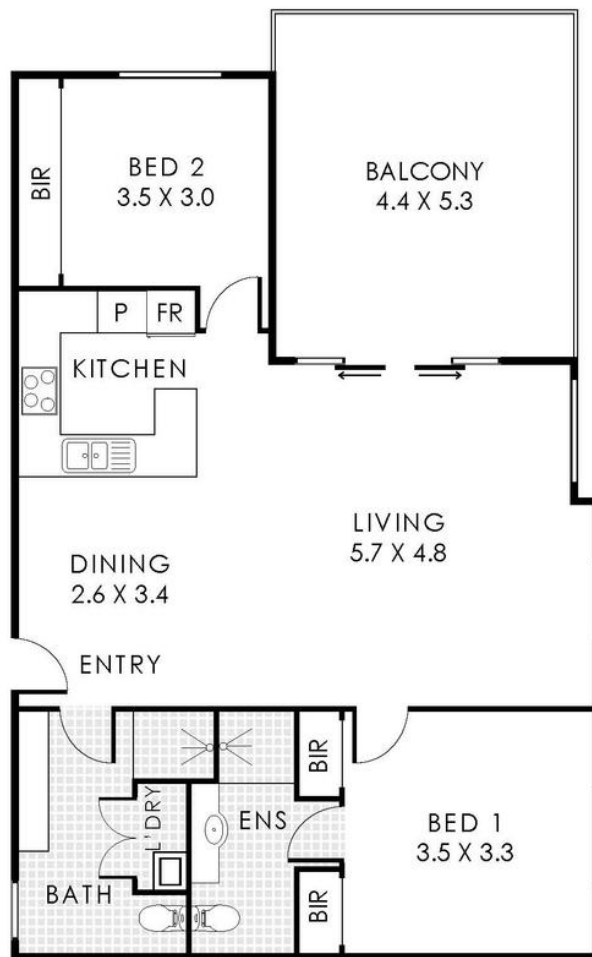
More About this Property

Property ID	3RK2FGJ
Property Type	Apartment

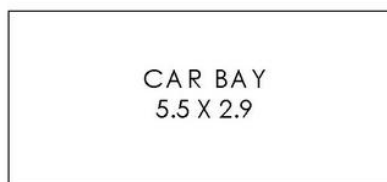
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(NOT ACTUAL
LOCATION)



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66/18 Wellington Street, East Perth

Residence 82m² | Store 3m² | Car Bay 16m² | Balcony 25m²
Total Area 126m²



This floor plan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are on approximate representation only. Measurements and total area do not include or account for wall thickness or wall space unless shown. C&A Property will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Visit us for more information at www.candaproperty.com.au