



7/55 Wellington Street, East Perth

Generous in All Ways...

Elegant, secure and newly refreshed throughout, this two-bedroom apartment is an inner-city address that makes a statement long before you step inside.

THE PROPERTY
This beautifully presented two-bedroom apartment in the boutique Star Hill complex, offers 87sqm of internal living plus a generous 53sqm terrace, giving you 157sqm in total on a floorplan that feels more like a small home than a typical city unit.

Inside, a recent refresh means fresh paint, new carpets and resurfaced bamboo floors, so the home feels crisp and clean from the moment you arrive. Whether you plan to live here or invest, it's an easy home to move straight into.

THE FEATURES
Resurfaced bamboo floors give the open-plan living and dining zone a warm glow. Sliding glass doors lead out to the paved terrace, which is fully walled for privacy and big enough for both an outdoor dining setting and a lounge area. It is the perfect space for entertaining friends and family, or unwinding at the end of the day. Freshly painted walls in a soft neutral tone give you a clean canvas and ease of ability to style the home your own way.

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FOR SALE
From $599,000

VIEW
Sat 7th Nov @ 1:00PM - 1:30PM

AGENTS

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The kitchen has an oven, cooktop, rangehood, plenty of cabinetry and looks over the main living and dining area. Both bedrooms a light and bright, have brand-new carpet, with the master featuring a walk-in robe and the second bedroom built-in robes. You'll also find a well-equipped bathroom, a separate laundry, a linen cupboard, air-conditioning, a secure car bay and a 2sqm storeroom.

THE LOCATION
Wellington Street puts you on the quieter eastern edge of the CBD. The free CAT bus stops right out the front, and the redeveloped Wellington Square parkland is a short stroll away. You get the energy of city living without giving up green space or a sense of neighbourhood.

Getting around couldn't be easier. The WACA, Royal Perth Hospital, Langley Park and the Swan River are all within about a kilometre, and McIver Station and Optus Stadium are not much further. Daily errands, weekend sport and the commute to work all sit within comfortable reach.

THE AMENITIES
Royal Street and Claisebrook Cove offer a wide choice of cafés, restaurants and waterfront dining. There's an IGA nearby for everyday shopping and the historic Grosvenor Hotel for a relaxed meal. Queens Gardens, Gloucester Park, Matagarup Bridge and the riverside paths are all close by for walking, cycling and weekend outings.

The apartment falls within the catchment for Highgate Primary School and Bob Hawke College. Well-regarded private schools such as Trinity College, Mercedes College and Perth College are also an easy trip away.

THE WHY
A freshly updated, low-maintenance apartment with a terrace this size is hard to come by in the inner city. It gives you all the convenience of an East Perth address with the outdoor space usually found in a much larger home.

First-home buyers, busy professionals, downsizers and investors will all find something to like here. Just move in, open the sliding doors and start enjoying life on the city fringe.

THE NUMBERS
Council Rates: $1,701.55 pa
Water Rates: $1,185.42 pa
Strata Admin: $942.00 p/qtr
Strata Reserve: $217.50 p/qtr
Internal Area: 87sqm
Total Area: 157sqm
Year Built: 1997
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MORE DETAILS

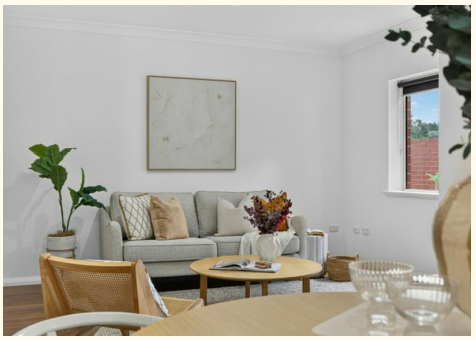
Property ID	3WDQFGJ
Property Type	Apartment

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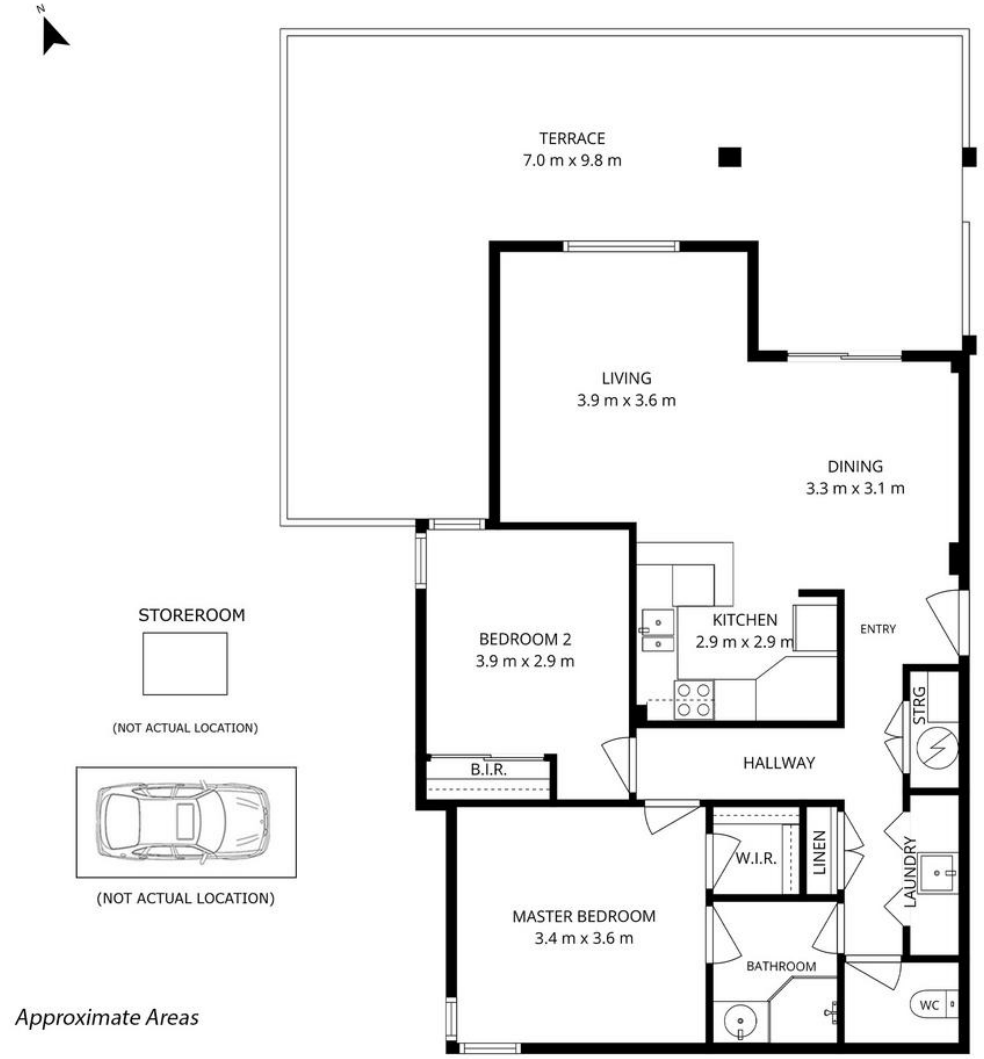








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Approximate Areas

Internal Area	87m²
Terrace	53m²
Car Bay	15m²
Storeroom	2m²
Total Lot Size	157m²

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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.

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