



## East Perth, 75/18 Wellington Street

Life Just Got Better...

Nestled within the secure and boutique "Aspect on Wellington" complex, this stylish 112sqm, 2-bedroom, 2-bathroom apartment offers contemporary comfort in a prime East Perth location.

Step inside to discover a spacious open-plan living and dining area, complemented by a sleek kitchen featuring stone benchtops, double sinks, and premium electric appliances - including a rangehood, hotplate, and oven.

The carpeted bedrooms boasts mirrored built-in wardrobes, ensuring both style and practicality. There are two well-appointed bathrooms including a shower, powder vanity, and a cleverly concealed European-style laundry behind double doors in the main bathroom.

Extending from the living area, a large, covered alfresco balcony provides the perfect



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3SBDFGJ](http://ljhooker.com.au/3SBDFGJ)

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

retreat, offering a serene, leafy outlook. Residents can indulge in resort-style amenities, including a fully equipped gym, a rooftop deck with BBQ facilities, and a spacious cinema room - ideal for entertaining or unwinding.

Additional conveniences include a secure car bay, a private storeroom, and direct access to free Yellow and Red CAT bus services just across the road. With nearby parklands, the WACA Ground, Gloucester Park, and the vibrant Royal Street café and dining precinct, you'll have everything you need right at your doorstep. Don't miss out on this fantastic opportunity - experience modern urban living at its finest!

**Key Features:**

- Secure entry lobby with lift access
- Fully-equipped, air-conditioned gym
- Complex theatre room and rooftop barbecue facilities
- Spacious, carpeted open-plan living and dining
- Split-system air-conditioning
- Quality electric kitchen appliances
- Large covered entertaining balcony
- Carpeted bedrooms with built-in robes
- Concealed European-style laundry
- Single car bay
- Lockable storeroom
- Outdoor communal area with wooden decking and water features

**Location Highlights (approximate distances):**

- Free Red and Yellow CAT 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
- In the Highgate Primary School and Bob Hawke College catchment zones
- Close to Mercedes College and Trinity College

**Rates & Dimensions:**

Council Rates: \$1,825.65 p.a.

Water Rates: \$1,302.90 p.a.

Strata Admin: \$1,425.00 p/qtr

Strata Reserve: \$330.00 p/qtr.

Residence Area: 79sqm

Total Area: 112sqm



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# More About this Property

Property ID	3SBDFGJ
Property Type	Apartment
Including	Balcony Secure Parking

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### 75/18 Wellington Street, East Perth

Residence 78m<sup>2</sup> | Balcony 12m<sup>2</sup> | Car Bay 18m<sup>2</sup> | Storage 2m<sup>2</sup>

**Total Area 112m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. C&J Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.  
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