

East Perth, 806/9 Tully Road

Where Luxury Meets the City!

2 2 1

For Sale
Under Offer

View
ljhooker.com.au/3REBFGJ

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Stunningly located high on level 8 of "9 Tully", this impressive 122sqm, 2 bedroom 2 bathroom apartment has been finished to a high-quality standard and offers breathtaking views of the along with sheer class in a prime location that is connected to an endless array of entertainment and dining options.

You'll be entering a stunning oasis of calm and comfort as soon as you step foot inside this sophisticated complex that defines modern elegance while leaving no detail overlooked in its search for a harmonious design. Experience a touch of luxury as soon as you step foot inside the apartment in the form of low-maintenance engineered timber flooring, high-end kitchen appliances and spacious living areas bathed in natural light.

Both bedrooms are spacious, carpeted for comfort, feature mirrored built-in-robres and access to the balconies. Both the ensuite and the main bathroom feature a shower, stone vanities and a toilet. There is a seperate laundry room, with a wash trough, ample bench



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space and sleek wooden cabinetry.

The headline act of the open-plan living and dining area is obviously the kitchen itself with sparkling stone bench tops, double sinks, an Induction cooktop, a stainless-steel range hood, glass splashbacks, a breakfast bar for casual meals and quality drawers and cabinetry.

Make this your preferred destination for entertaining and relaxation in a dream location where the best of both worlds is on offer to you, right in the heart of cosmopolitan Claisebrook Cove's vibrant café lifestyle and just footsteps from the finest dining and nightlife in the city, as well as the new world-class Optus Stadium in Burswood that complements easy access to Graham Farmer Freeway and East Perth Train Station, to take you where you want to go. What a pad!

Features Include:

- Located close to everything, just a heartbeat away from parks, cafes and other amenities
- Designed for the perfect lifestyle, make this your dream home within East Perth
- Bathroom vanities and basins are of European-designed reconstituted stone
- Timber flooring to the open-plan living, dining and kitchen area
- Light, bright and carpeted bedrooms —balcony access with sweeping views
- Huge shower and toilet to the master ensuite
- Split-system airconditioning
- Separate internal laundry
- Floor-to-ceiling windows and sliding doors with double glazing throughout
- Custom-designed wardrobe cabinetry and much more
- Allocated under-cover parking spaces with extra visitor-parking bays
- Audio-intercom system and full lift access

Points of Interest (all distance approximate):

- CAT bus services around East Perth and the CBD
- 100m to Graham Farmer Freeway
- 300m to Claisebrook Cove
- 300m to the Swan River
- 500m to Victoria Gardens (over the Trafalgar Bridge)
- 550m to Claisebrook Train Station
- 850m to East Perth Train Station
- 1.8km to HBF Park (formerly known as NIB Stadium)
- 2.3km to Perth CBD
- 2.7km to Optus Stadium

Rates & Dimensions:

Council Rates: \$2,060.60 pa

Water Rates: \$1,251.65 pa

Strata Admin: \$1,328.18 p/qtr

Strata Reserve: \$324.13 p/qtr

Internal Area: 72sqm

Total Area: 122sqm



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More About this Property

Property ID	3REBFGJ
Property Type	Apartment

Brendan Smith 0420 217 818

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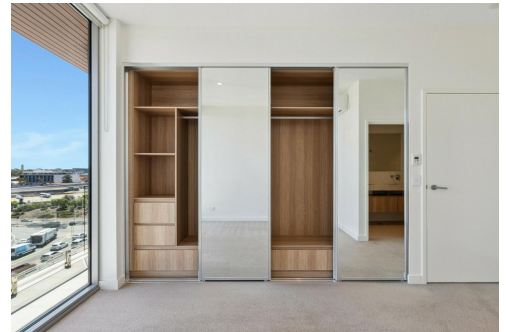
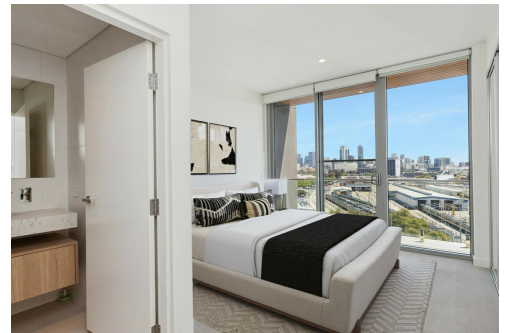
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