

## East Perth, 22 Little Saunders Street

### Big Apple Style!

Discover this exceptional 86sqm, one-bedroom, one-bathroom loft that exudes New York charm while nestled in one of the area's most prestigious heritage-listed buildings. Positioned in the serene east end, this property promises a unique blend of character and tranquility.

Once a bustling Boans warehouse, this loft now boasts approximately 57sqm of chic living space, complemented by a generous 13sqm private courtyard. It's the perfect home for a discerning professional or an investor seeking a low-maintenance, high-yield property.

The interior features soaring ceilings, abundant natural light, and an eye-catching spiral staircase that immediately impresses. The open-plan living, dining, and kitchen area seamlessly extends to the outdoor courtyard, creating an ideal space for entertaining or simply enjoying fresh air in privacy.



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3S7NFGJ](http://ljhooker.com.au/3S7NFGJ)

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

Upstairs, the cozy bedroom offers built-in wardrobes and leads to a spacious ensuite bathroom that also doubles as an internal laundry. Secure intercom entry and a private parking bay add to the convenience and appeal.

Enjoy inner-city living with complete peace of mind. The free CAT bus route and nearby Claisebrook Station provide effortless access to the city center, while shops, restaurants, and cafes are just a short stroll away. This property is more than just a convenient address-it's a lifestyle upgrade waiting to happen.

Features include:

- 1 bedroom loft and 1 bathroom
- Open living/dining area downstairs
- Kitchen with plenty of storage, and an electric stove top and oven
- Quality wooden floorboards
- Private courtyard, perfect for relaxing and entertaining
- One secure under-cover car bay
- Split-system reverse-cycle air-conditioning to both the downstairs and upstairs
- Metal spiral staircase
- Loft style bedroom with ensuite access, with internal laundry
- Well-maintained strata group with a cosmopolitan feel and a leafy streetscape
- Secure gated grounds
- Heritage status on original external features

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop (plus easy access to free CAT bus services)
- 200m to the Swan River
- 350m to Claisebrook Train Station
- 700m to Wellington Square
- 900m to the Girls School Civic Precinct
- 1.3km to the WACA Ground and Gloucester Park
- 1.6km to Optus Stadium
- 1.8km to Perth CBD
- 2.8km to Crown Towers
- Highgate Primary School catchment zone
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council Rates: \$1,551.60 pa

Water Rates: \$1,505.22 pa

Strata Admin: \$791.70 p/qtr

Strata Reserve: \$277.95 p/qtr

Residence Area: 57sqm

Total Area: 86sqm



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## More About this Property

Property ID	3S7NFGJ
Property Type	Townhouse
Land Area	57 m2

### Brendan Smith 0420 217 818

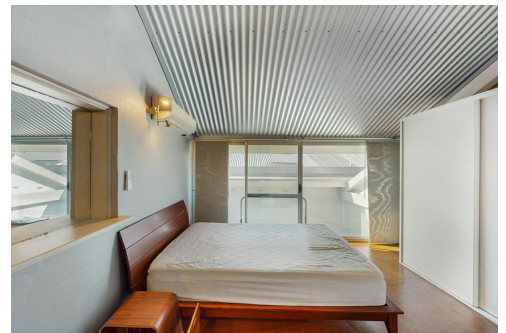
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### Sharon Smith 0405 814 948

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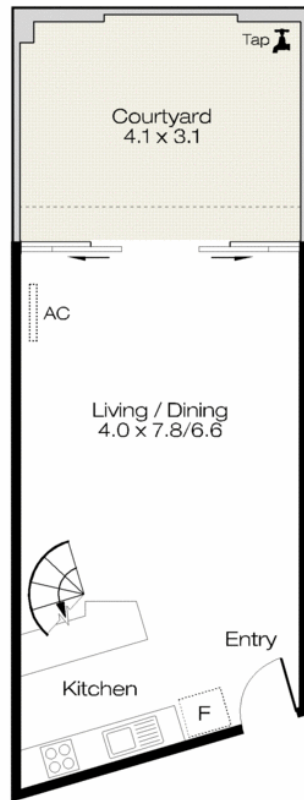
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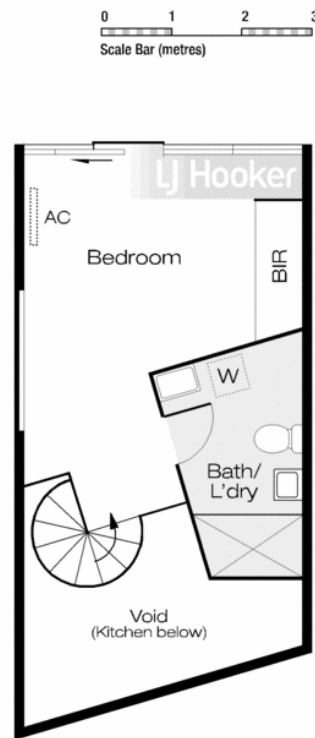


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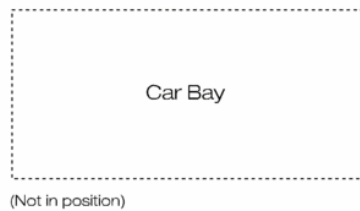
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LOWER LEVEL



UPPER LEVEL



22 Little Saunders Street EAST PERTH



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