



16A/22 Nile Street, East Perth

Dual Key - Dual Income - Multiple Possibilities!

(16 & 16A/22 Nile Street)

Positioned in the heart of East Perth, this cleverly designed dual key apartment offers a rare combination of flexibility, functionality and lifestyle appeal. Ideal for investors (currently rented Combined at \$840.00 per week), extended families or owner-occupiers seeking additional income, the layout allows two self-contained living spaces under one title, each with its own sense of privacy while still forming part of a cohesive, modern apartment.

Both residences are well proportioned, with an open plan living and dining zone that flows seamlessly to the kitchen. Both feature their own separate entrances, a bedroom & bathroom, making it ideal for long-term rental, guests, or multigenerational living. This smart configuration allows you to maximise returns without compromising on comfort or independence.

Set within a well-maintained complex and moments from the river, parks, cafés and the CBD, this dual key apartment delivers a low-maintenance lifestyle with genuine versatility. A standout opportunity for those seeking strong investment fundamentals or a future-proof

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FOR SALE

Under Offer by Brendan & Sharon Smith

AGENTS

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

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home with options.

Points of Interest (all distance approximate):

- Free CAT bus at the end of the street
- 20m to Gloucester Park
- 100m to Victoria Gardens
- 350m to Claisebrook Cove/Swan River
- 500m to Perth Girls' School precinct
- 650m to the WACA Ground
- 800m to Optus Stadium
- 1.2km to Wellington Square redevelopment
- 1.3km to Claisebrook Train Station
- 1.7km to Crown Towers
- 2.0km to Perth CBD
- Highgate Primary School and Bob Hawke College catchment zones
- Close to both Mercedes College and Trinity College

Rates & Dimensions:

Council \$2,436.05 p.a.

Water \$2,075.93 p.a.

Strata Admin \$938.30 p/qtr

Strata Reserve \$1,468.09 p/qtr

Total Lot Size 66sqm

MORE DETAILS

Property ID 3V8QFGJ
Property Type Unit

Brendan Smith 0420 217 818

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Sharon Smith 0405 814 948

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Approximate Areas	
Internal Area	66sqm
Balcony	10sqm
Unit 16A	30sqm
Unit 16	36sqm



16a & 16/22 Nile St East Perth

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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www.perthrealestatemedia.com

