



504/112-122 Goderich Street, East Perth




## Compact Convenience!

Positioned high on the fifth floor, this well-presented apartment offers an exceptional opportunity to secure a low-maintenance, city-fringe lifestyle in one of East Perth's most convenient pockets. Whether you're a first home buyer, investor or looking for a base close to the CBD, this residence delivers comfort, practicality and a location that's hard to beat.

As you enter the apartment, you are met with the light-filled main living and bedroom area, creating a welcoming space to relax. The functional kitchen is neatly presented with ample storage and bench space, seamlessly connecting to the main area for easy everyday living.

Just off of the main area, you will find a tidy well-equipped bathroom. Every element has been designed with simplicity and convenience in mind, making this an ideal lock-and-leave property for busy professionals or those seeking a hassle-free investment.

Residents enjoy secure building access, lift facilities and the convenience of shared amenities. Step outside and enjoy the best of East Perth, with cafes, restaurants, parklands, public transport and the CBD all within easy reach. With the Swan River, Claisebrook Cove and Perth City on your doorstep, you'll enjoy a connected

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**FOR SALE**  
High \$300,000s

**VIEW**  
By Appointment

**AGENTS**  
Brendan Smith  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

lifestyle where everything you need is just moments away.

Offering outstanding value in a sought-after inner-city location, this is an opportunity not to be missed. Whether you're looking to move straight in or add a quality asset to your portfolio, this apartment is ready to impress.

Points of Interest (all distance approximate):

- 20m to the nearest bus stop
- 150m to Wellington Square
- 800m to Queens Gardens
- 900m to Claisebrook Train Station
- 900m to the WACA Ground
- 950m to the Girls School Civic Precinct
- 1.0km to Langley Park
- 1.1km to Perth CBD
- 1.2km to the Swan River
- 2.1km to Optus Stadium
- 3.0km to Crown Towers

Rates & Dimensions

Council \$1,342.85 p.a.

Water \$932.42 p.a.

Strata Admin \$479.00 p/qtr

Strata Reserve \$108.80 p/qtr

Total Area 29sqm

## MORE DETAILS

Property ID                      3VQ0FGJ  
Property Type                    Unit

**Brendan Smith 0420 217 818**

Sales Executive "The Smith Team" |  
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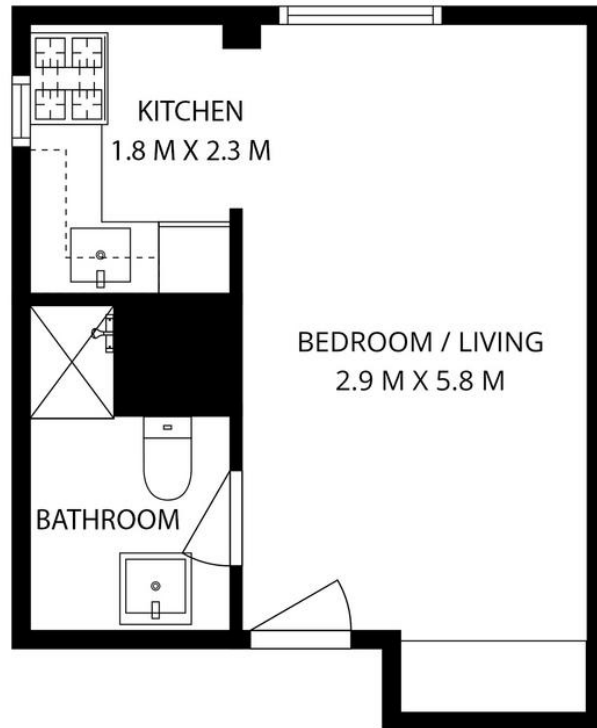
**Sharon Smith 0405 814 948**

Sales Executive "The Smith Team" |  
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Approximate Areas  
Internal Area 29m<sup>2</sup>  
504/112-122 Goderich St, 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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