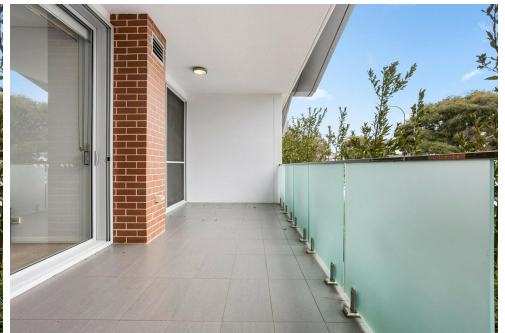
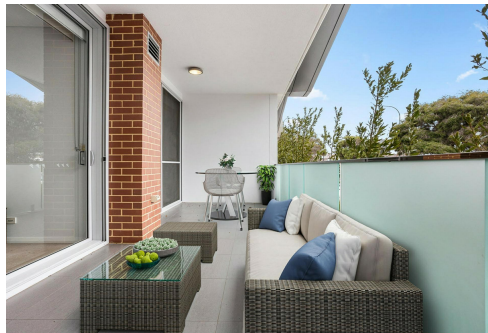
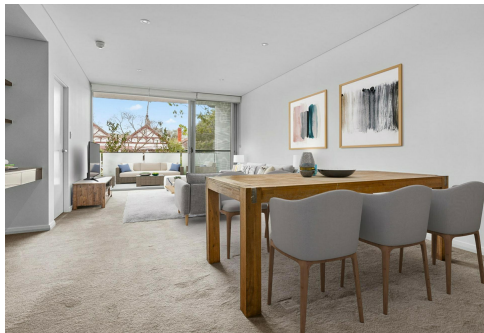




Highgate, 2/103 Harold Street

"Monarc" - Stylish Apartment in Coveted Highgate Pocket

NOW VACANT! GET IN TOUCH ASAP TO VIEW!

Absolutely all offers presented by 6PM Tuesday the 10th of September (Seller reserves the right to sell prior). WILL BE SOLD.

This great sized two bedroom two bathroom apartment in the "Monarc" complex is located on the ground floor and faces Harold Street. It provides a great opportunity for either first home buyers, downsizers or investors to buy into one of Perth's most popular and trendy inner-metro suburbs, Highgate, known for its vibrant shopping strip along Beaufort Street, with cafes, restaurants and specialty stores.

Hyde Park, one of Perth's largest and most popular parks is located nearby, along with Forrest park less than 100m away. Highgate has good public transport links with several bus routes connecting to the city and surrounding suburbs.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

2 2 1

For Sale
UNDER CONTRACT

View
ljhooker.com.au/3QX2FGJ

Contact
Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

With plenty of room to unwind, the fantastic and generous sized balcony of 18sqm blends seamlessly from the carpeted indoor open-plan living and dining area, via full height sliding doors. Incorporated into the design is a sleek kitchen with sparkling engineered stone benchtops, glass splashback, a stainless-steel Bosch dishwasher, electric under-bench oven, ceramic glass cooktop, concealed rangehood and under-mounted 1.5 bowl sink. The kitchen, located at the apartment entry, has been well thought out and overlooks the whole dining /living area.

A custom study nook/desk graces the living space. The apartment features two generous sized bedrooms both with high ceilings and are carpeted for comfort and both have built in robes featuring drawers and ample storage space. The master bedroom also has balcony access through full height sliding doors.

Both bathrooms boast full height tiling, a great sized frameless glass shower recess, counter to ceiling mirrored storage, stylish wall faced toilet pans with polished chrome wall flush plate and above/wall mounted ceramic single basin and chrome tapware. There is a cleverly concealed European style laundry just off the second bathroom with front load washer recess, engineered stone bench and Clark 30 litre flushline tub.

2 Bed | 2 Bath | 1 Car

- Striking open plan living/dining
- Kitchen overlooking the whole dining/living space
- High ceilings to the living area and bedrooms
- Deluxe master with chic ensuite and quality plumbing fixtures
- Great sized balcony
- Ducted AC to the living area and Bedroom 1
- Two generous sized well separated bedrooms with built in robes
- Secure car bay below
- Separate store behind car bay
- Vertical green garden in the common area with secure access to Harold Street
- Bosch Inbuilt cooking appliances
- Full height bathroom tiles
- Custom study nook / desk
- Concealed European style laundry with wall mounted Fisher & Paykel 4kg dryer

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise.

Invest or nest —this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of \$750 per week.

Absolutely all offers presented by 6PM Tuesday the 10th of September (Seller reserves the right to sell prior). WILL BE SOLD.

*Agents Note —Rooms and Balcony shown with furniture are computer generated images.

Estimated Strata Fees & Approximate Outgoings :



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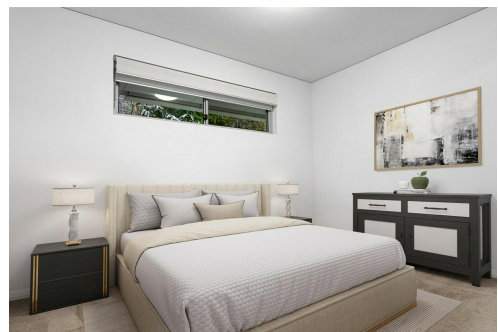
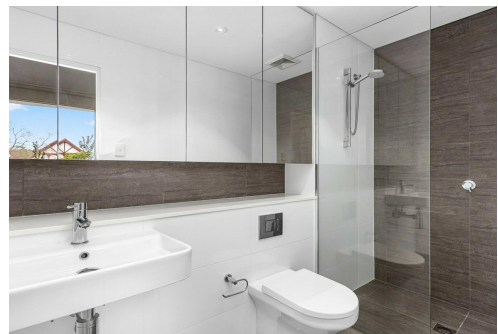
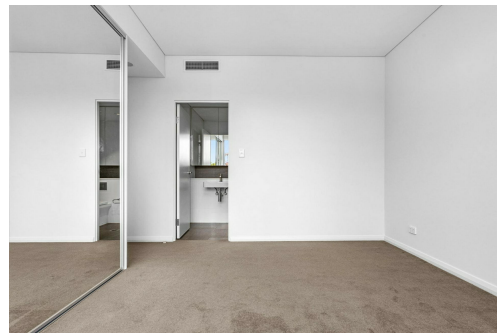
- Council Rates \$1930.50pa
- Water Rates \$1315.32pa
- Strata Admin \$1272.93pq
- Strata Reserve \$246.95pq

More About this Property

Property ID	3QX2FGJ
Property Type	Apartment

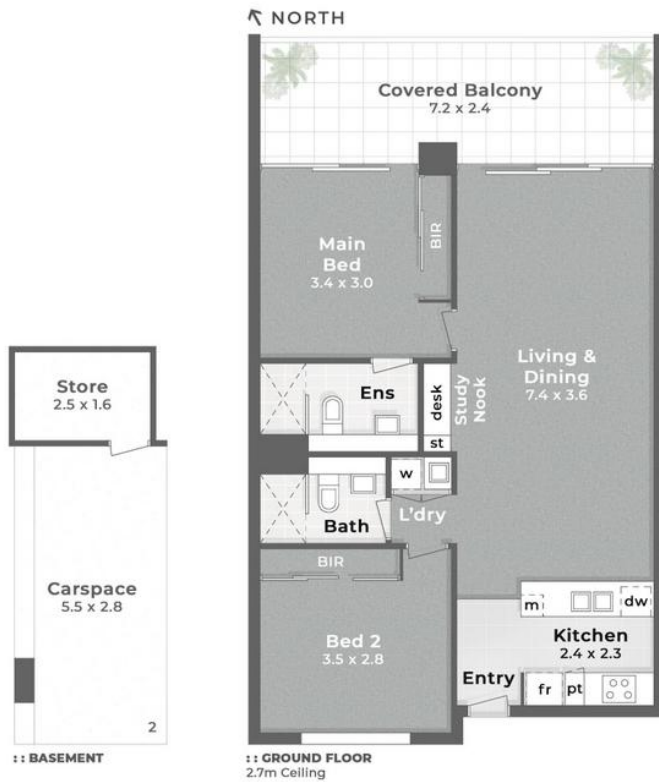
Daniel Colbert 0414 337 434
 Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
 Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



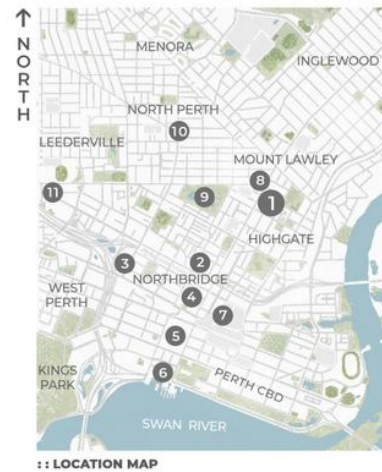
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POINTS OF INTEREST

1. MONARC
2. Northbridge Restaurants & Nightspots
3. RAC Arena | 4. Yagan Square
5. Perth CBD | 6. Elizabeth Quay
7. Royal Perth Hospital
8. Beaufort Street Precinct | 9. Hyde Park
10. Angove Street Shops & Restaurants
11. Leederville Shops & Restaurants



Daniel Colbert 0414 337 434

MONARC | 2/103 Harold Street
 HIGHGATE

Internal 71m² | Balcony 18m² | Carspace & Store 17m² | Total Strata Areas 106m²

2 Bed

2 Bath + Study Nook

1 Car + Store

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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