






129/996 Hay Street, Perth

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## Some Imagination Required...

Perched high in a secure, well-maintained complex, with some imagination required to bring it back up to spec, this top-floor apartment delivers a West End lifestyle with all the ease and energy of inner-city living. From the moment you walk in, the space feels bright and inviting, with an open-plan design that draws your eye straight out to a generous balcony capturing sweeping views and plenty of natural light.

The layout is well-considered, with the kitchen offering plenty of storage and bench space to make everyday cooking feel effortless. The bedrooms are spacious and comfortable, with a walk-in-robe in the main bedroom and built-in-ropes in the 2nd bedroom. The main bathroom is bathed in natural light, overlooking the skyline, with a spa bath and combined shower and sleek vanities with laundry amenities for convenience.

There's secure parking, lift access, and a well-kept complex that gives you peace of mind whether you're at home or locking up and heading away. Step outside and you're moments from the best of the CBD - Kings Park, the Perth café scene, restaurants, bars, the freeway, public transport and everyday conveniences. It's a stylish lock-and-leave, a smart city base and a lifestyle move all in one.

### FOR SALE

Under Offer by Brendan & Sharon Smith

### AGENTS

Brendan Smith  
0420 217 818  
brendan.smith@ljhooker.com.au

Sharon Smith  
0405 814 948  
sharon.smith@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

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.

 **LJ Hooker**

Points of interest (all distances are approximate):

- 500m to RAC Arena
- 800m to Perth Underground Train Station
- 700m to the Perth Convention and Exhibition Centre
- 1.0km to Elizabeth Quay/Swan River
- 1.6km to Jacob's Ladder at Kings Park
- 3.9km to Optus Stadium
- 5.4km to Crown Towers

Rates & Dimensions:

Council Rates \$2,031.25 p.a.

Water Rates \$1,398.22 p.a.

Strata Admin \$1,456.61 p/qtr

Strata Reserve \$190.09 p/qtr

Internal Area 76sqm

Total Area 120sqm

## MORE DETAILS

Property ID                    3UJXFGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

Sales Executive â€“ The Smith Team |

[brendan.smith@ljhooker.com.au](mailto:brendan.smith@ljhooker.com.au)

**Sharon Smith 0405 814 948**

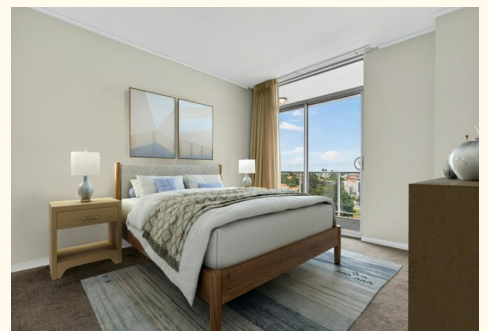
Sales Executive â€“ The Smith Team |

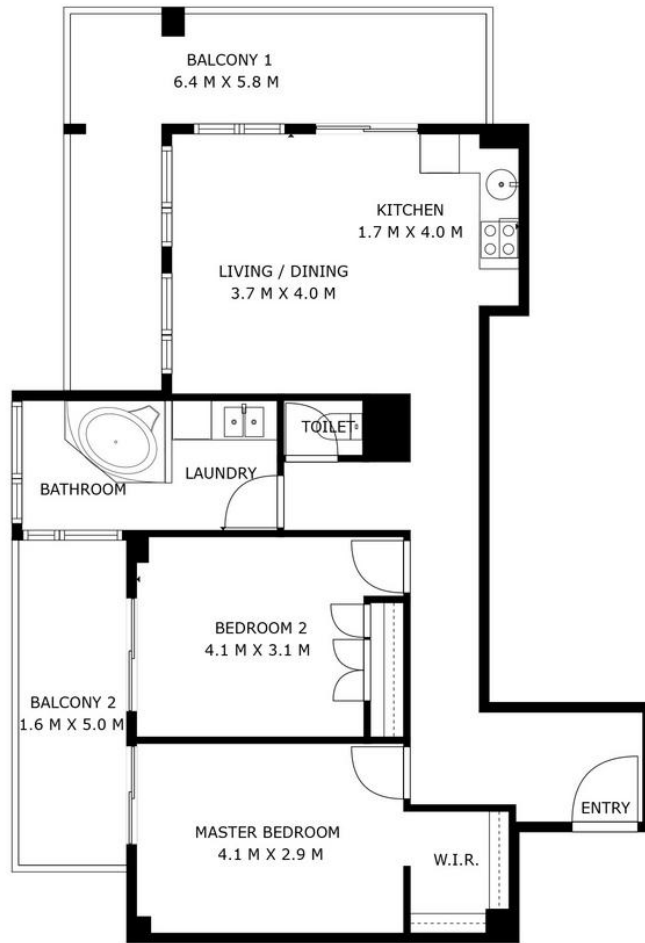
[sharon.smith@ljhooker.com.au](mailto:sharon.smith@ljhooker.com.au)

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

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*Approximate Areas*

Internal Living 76m<sup>2</sup>  
Total Lot Size 120m<sup>2</sup>



129/996 Hay 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.

www.cityresperth.ljhooker.com.au  
www.propertyexperience.ljhooker.com.au

