

## Perth, 18/580 Hay Street

Entertainers Dream - The biggest balcony on the block!

Welcome to 18/580 Hay Street, Perth. Not only does this property deliver on location and livability, but this apartment will also afford you the lifestyle too and reasonable STRATA FEE'S that won't break the bank.

With a HUGE balcony measuring 75sqm, imagine city sunsets listening to the buzz of Perth life as everything begins to light up. Solid double glazing means you can duck back into your living room and not hear a thing.

This apartments offers so much, from the modern and immaculate presentation to the excellent floorplan with bedrooms and en-suites located at opposite ends of the apartment. Vacant Possession.

What we love:

2 2 2 1

**For Sale**  
CALL TODAY FOR A PRIVATE VIEWING

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[ljhooker.com.au/3S6XFGJ](http://ljhooker.com.au/3S6XFGJ)

**Contact**  
**Katie Lawley**  
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**LJ Hooker City Residential**  
(08) 9325 0700

\*Massive 75sqm Balcony —A rare find in the city, offering an expansive outdoor space perfect for entertaining or relaxing.

\*Gourmet Kitchen with Large Island —Ample bench space, plenty of storage and modern appliances, making cooking a dream.

\*Floor-to-Ceiling Glass Sliding Doors —Seamlessly blending indoor and outdoor living, flooding the space with natural light.

\*Master Suite with His & Hers Basins —A touch of luxury in the ensuite, adding extra convenience and style.

\*Second Bedroom with Walk-In Wardrobe —Generous storage on both sides, providing excellent organization space.

\*Stylish Frosted Glass Bathrooms —Ensuring both privacy and elegance in the shower and toilet areas.

\*Resort-Style Amenities —Access to a gym and swimming pool, perfect for an active lifestyle.

\*Unbeatable Location —Situated on Hay Street, right in the heart of Perth, with dining, shopping and entertainment at your doorstep.

#### Rates & Dimension:

- Council Rates \$2,197.60 pa
- Water Rates \$1,460.57 pa
- Strata Levies \$1,638.78 p/qtr
- Total Strata Area 210sqm
- Internal 101sqm
- Balcony 75sqm
- Car Bays 29sqm
- Store Room 5sqm

## More About this Property

Property ID	3S6XFGJ
Property Type	Apartment
Including	Air Conditioning Intercom Pool Balcony Gym Outdoor Entertaining Built-in-Robes

**Katie Lawley 0448 682 624**

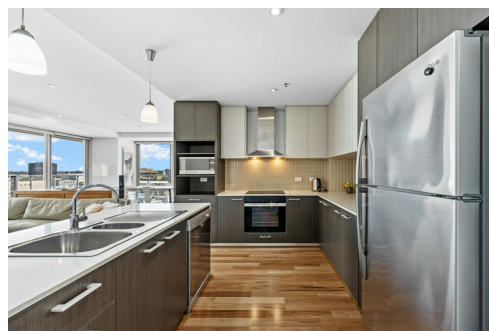
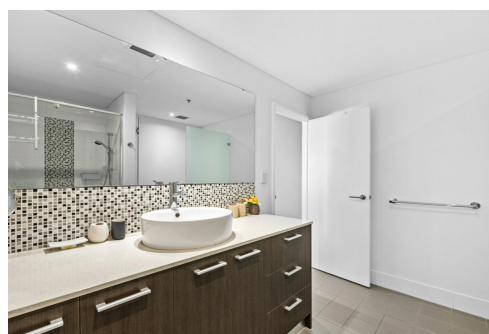
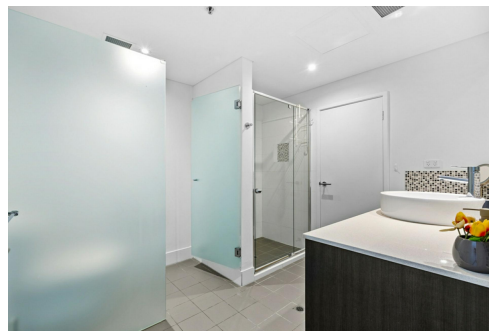
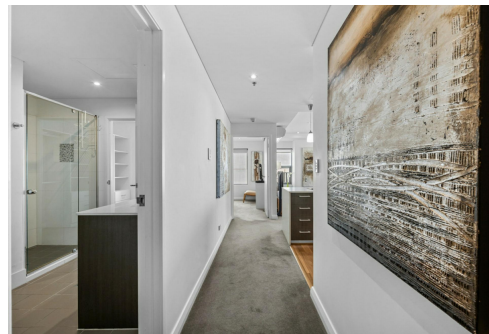
Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

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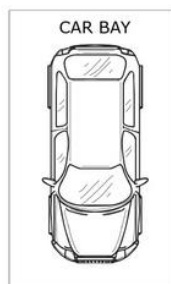
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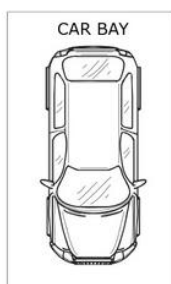
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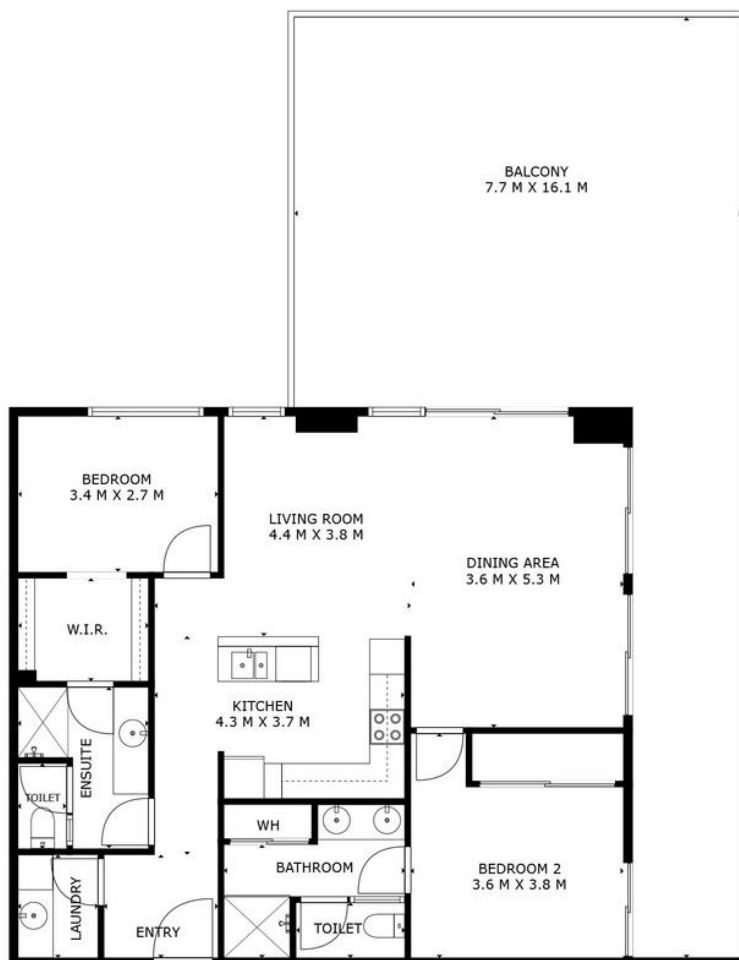
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#### Approximate Areas

Internal Living	101m <sup>2</sup>
Balcony	75m <sup>2</sup>
Car Bay	29m <sup>2</sup>
Store Room	5m <sup>2</sup>
Total Lot Size	210m <sup>2</sup>



18/580 Hay Street, 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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