

Perth, 1906/78 Stirling Street

Big City Lights!

This quality 2 bedroom 2 bathroom inner-city apartment is deservedly fitting of its place within the walls of the stunning "Verdant Apartments" complex. With a strong focus on energy-efficiency and a design that maximises the use of natural light and ventilation, complement some of the very best resort-style facilities you are ever likely to come across.

The striking building incorporates a unique three-storey green wall - a vertical expanse of lush greenery, right in the heart of the city. It's 20th level even has an amazing wraparound rooftop terrace with breathtaking 360-degree views of everything that Perth has to offer (including the hills, our picturesque Swan River, Optus Stadium and Burswood).

Also found on the 20th level is a yoga deck, swimming pool, gymnasium, sauna,



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For Sale

Under Offer

View

ljhooker.com.au/3NE8FGJ

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private bar, an air-conditioned lounge and dining space with a pool table, sofa and kitchen, toilet amenities, an indoor barbecue area and an open-air cinema. Your own secure under-cover car bay can also be accessed via a remote-controlled gate entering from Stirling Street.

Peace of mind is provided by a secure lobby, as well as lift and "fob" access that takes you straight up to the apartment where all-encompassing panoramic views of Optus Stadium, the City and the river graces your very own huge alfresco-style entertaining balcony.

The spacious open-plan living, dining and kitchen area offers high end AEG appliances, with a fully integrated dishwasher, induction cooktop with an automatic rangehood sensor and oven. There are sparkling stone bench tops and a custom breakfast bar for quick bites.

Both bedrooms are carpeted for complete comfort, with the larger master suite enjoying direct balcony access for good measure. Custom remote controlled Luxaflex Privacy Sheers are installed in the master bedroom and living room. Both the master-ensuite and main bathrooms have their own showers, sleek stone vanity bench tops and a toilet. An integrated laundry makes the most of both the floor and wall space on offer, adding to the apartment's fantastic functionality in the process.

Quintessential city living at its finest awaits you here, nestled only footsteps away from Northbridge's landmark cultural precincts and the likes of cafes, restaurants, bars, lush city parklands, shopping, HBF Park, the freeway and public-transport options - the Perth and Mclver Train Stations included. What a spectacular location to call home, no matter who you are!

Features Include:

- Wooden floorboards
- Open-plan living/dining/kitchen area
- Double glazed windows in all rooms
- Large entertaining balcony
- Mesmerising panoramic views
- Stone bench tops throughout
- Mirrored built-in wardrobes
- Well-appointed bathrooms
- Integrated laundry
- Split-system air-conditioning
- Audio-intercom system
- Skirting boards
- Solar-booster central gas hot-water plant
- Secure single car bay
- World-class common complex facilities
- Designed by award-winning MJA Studio

Points of Interest (all distance approximate):

- 300m to Perth CBD
- 450m to Mclver Train Station



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- 600m to Perth Train Station
- 750m to Yagan Square
- 850m to HBF Park
- 1.2km to Wellington Square
- Close to the freeway, the river and more

Rates & Dimensions:

- Total Area 109sqm
- Balcony 23sqm
- Year Built 2019
- Council Rates \$2,098.05 pa
- Water Rates \$1,454.79 pa
- Strata Admin \$1,167.45 pqtr
- Strata Reserve \$104.63 pqtr

More About this Property

Property ID	3NE8FGJ
Property Type	Apartment

Brendan Smith

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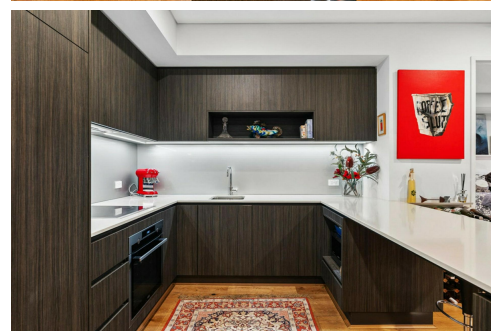
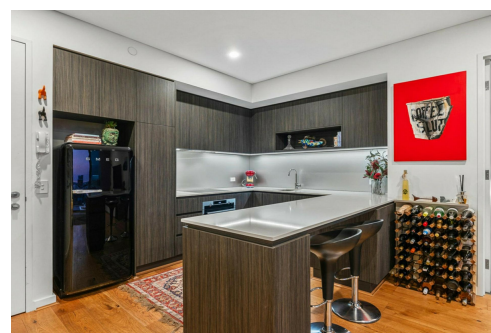
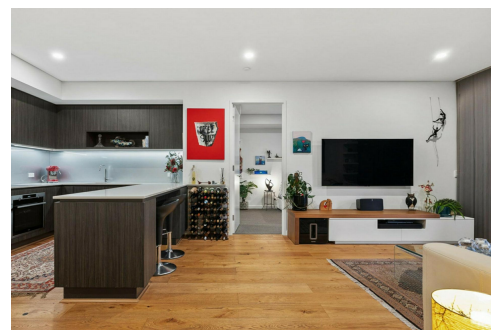
Sharon Smith

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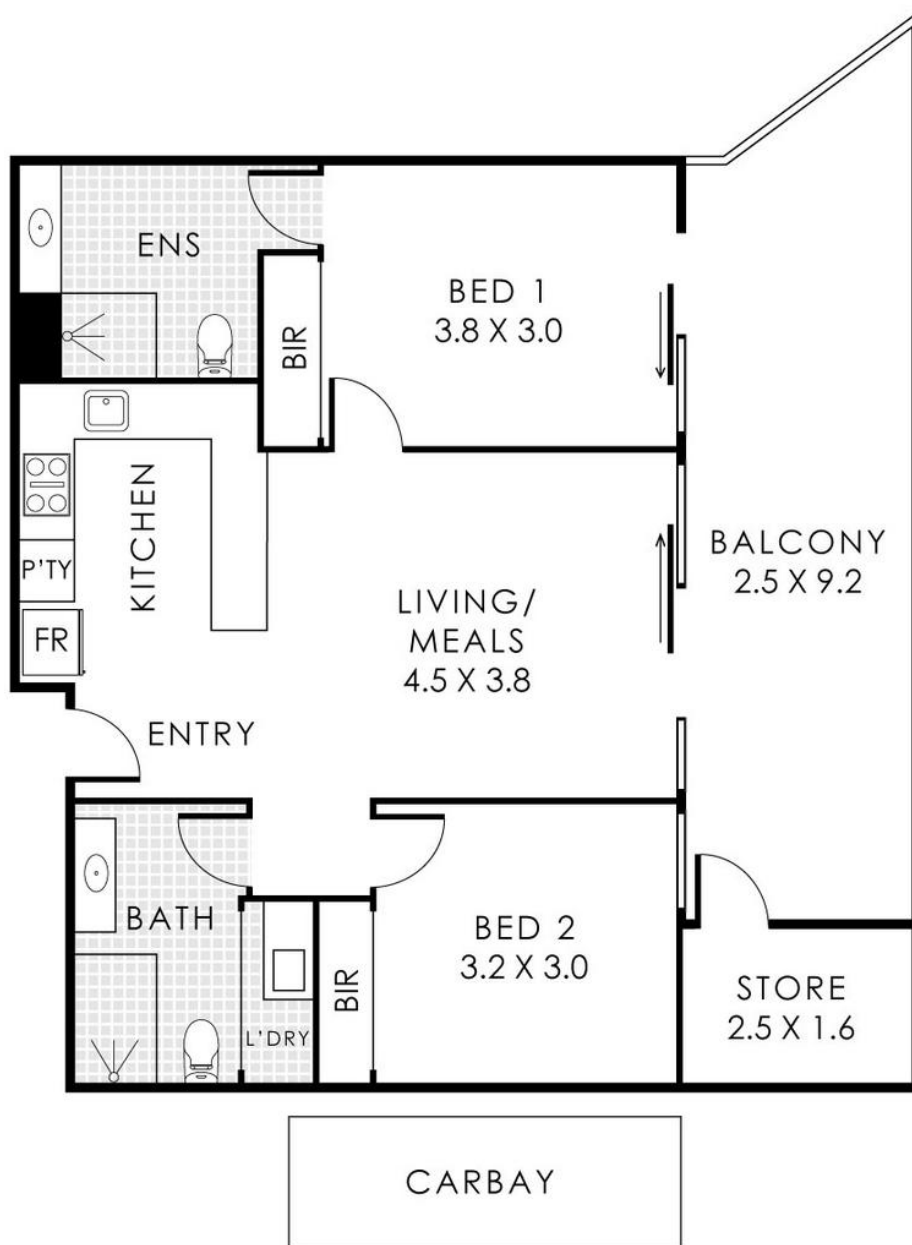
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1906/78 Stirling Street, Perth

Residence 68m² | Balcony 23m² | Store 4m² | Carbay 14m²

Total Area 109m²



This floorplan is for illustration purposes only to show the layout of the property, whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. CDB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan, nor to be used for any other purpose.
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