

## Perth, 1908/78 Stirling Street

### Penthouse Level Luxury...

2 2 1

Welcome to modern city living at its finest! This beautifully designed 2-bedroom, 2-bathroom top floor, sub-penthouse apartment is nestled in the heart of Perth's vibrant CBD, within the acclaimed Verdant Apartments - a landmark complex celebrated for its sustainability, innovative architecture, and world-class amenities.

Thoughtfully crafted for both comfort and efficiency, this apartment boasts a light-filled open-plan design that maximizes natural light and space. The interiors are sleek and stylish, featuring timber flooring, double-glazed windows, and panoramic views across the city skyline.

The spacious open-plan living, dining and kitchen area offers high end AEG appliances, with a fully integrated dishwasher, induction cooktop, rangehood and oven. Step outside to your expansive private balcony - perfect for entertaining, unwinding, or simply soaking in the views.

**For Sale**  
From \$699,000

**View**  
By Appointment

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

Both bedrooms are carpeted for complete comfort, with the larger master suite enjoying direct balcony access. 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 design and functionality.

Features Include:

- Wooden floorboards
- Open-plan living/dining/kitchen area
- Double glazed windows
- 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
- Secure single car bay
- World-class common complex facilities
- Designed by award-winning MJA Studio
- Currently on a fixed term lease at a rate of \$900.00 per week until 21/08/25.

Points of Interest (all distance approximate):

- 300m to Perth CBD
- 450m to Mclver Train Station
- 600m to Perth Train Station
- 750m to Yagan Square
- 850m to HBF Park
- Close to the freeway, the river and more

Rates & Dimensions:

Council Rates: \$2,178.05 p.a.

Water Rates: \$1,481.36 p.a.

Strata Admin: \$1,284.25 p/qtr

Strata Reserve: \$409.20 p/qtr

Residence Area: 68sqm

Total Area: 107sqm



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## More About this Property

Property ID	3SVEFGJ
Property Type	Apartment

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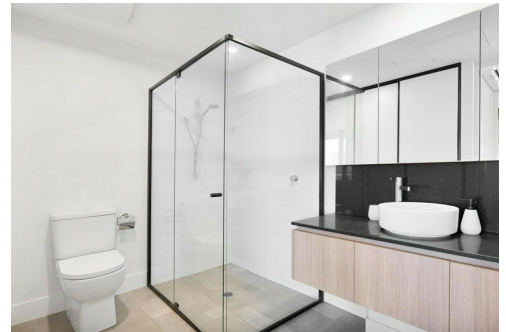
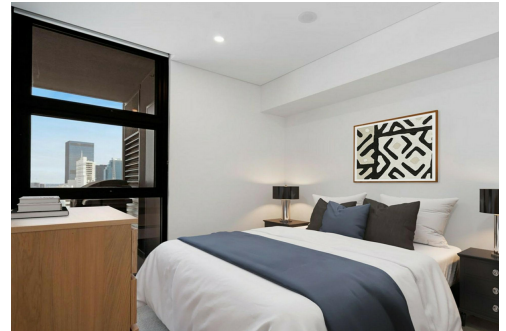
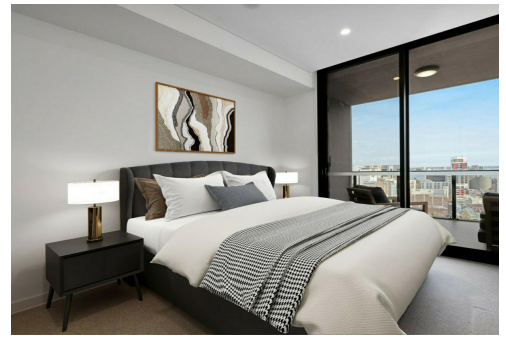
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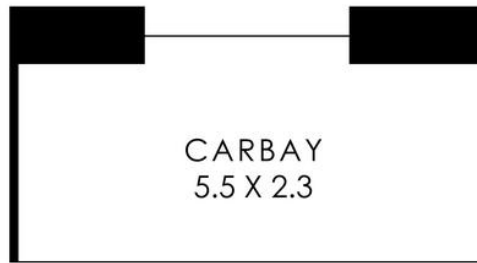
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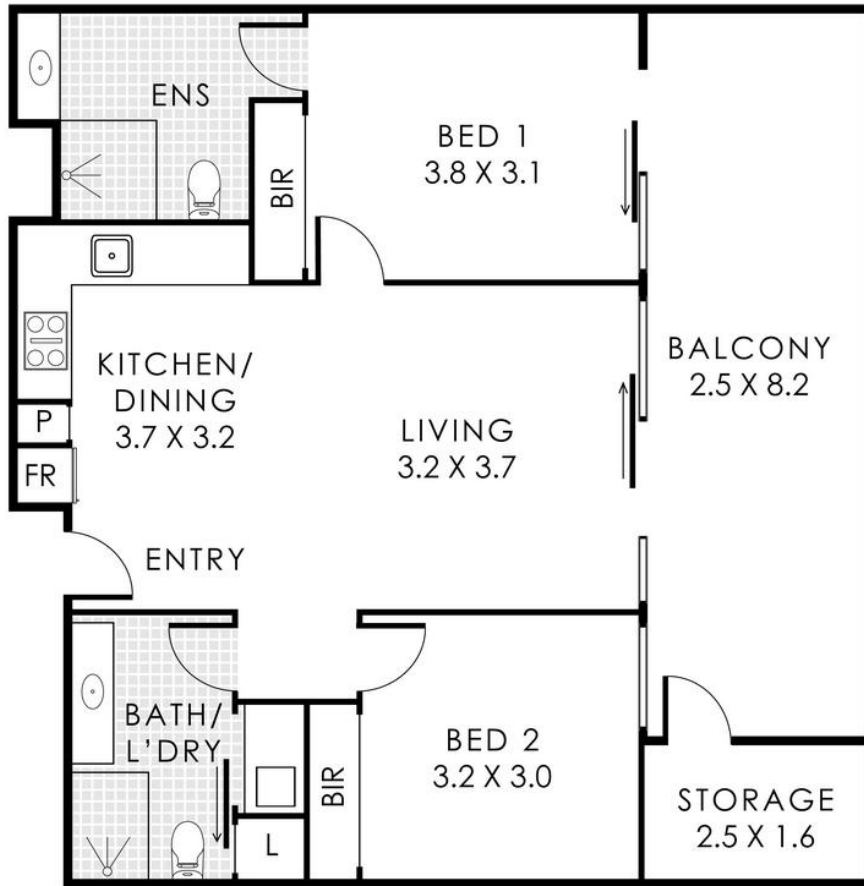


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(NOT ACTUAL LOCATION)



#### Unit 1908/78 Stirling Street, Perth

Residence 68m<sup>2</sup> | Balcony 21m<sup>2</sup> | Storage 4m<sup>2</sup> | Carbay 14m<sup>2</sup>  
**Total Area 107m<sup>2</sup>**



The floorplan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are for approximate representation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan, but to be used for any other purpose.  
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