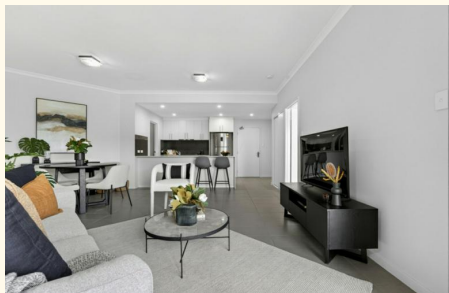




Sold



40/177 Stirling Street, Perth

A Polished Urban Retreat!

Light-filled and immaculately presented, this contemporary apartment offers a polished inner-city lifestyle with generous proportions and a calm, neutral palette throughout. The open-plan living and dining zone is framed by large windows that draw in natural light and connects effortlessly to a spacious balcony, ideal for morning coffee, evening drinks or relaxed entertaining with friends.

The modern kitchen is both stylish and practical, featuring stone benchtops, quality stainless steel appliances, ample cabinetry and a breakfast bar that seamlessly integrates with the living space. Thoughtful design and clean lines make it a pleasure to use, whether you're cooking for one or hosting guests.

The bedroom is a true retreat, comfortably sized and fitted with built-in robes, while the contemporary bathroom is finished in timeless tones with quality fixtures and excellent storage. Split-system air conditioning, secure parking and a well-considered layout further enhance everyday comfort and functionality.

Positioned within a well-maintained, resort-style complex complete with a sparkling swimming pool & gym facilities, this apartment delivers an enviable lifestyle just moments from cafes, shops, public transport and the CBD. An outstanding opportunity for owner-

1 1 1

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

Brendan Smith

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Sharon Smith

0405 814 948

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

occupiers or investors seeking a stylish, low-maintenance home in a highly convenient location.

Points of interest (all distances are approximate):

600m to Woolworths Highgate
700m to Graham Farmer Freeway
1.1km to Mclver Train Station
1.1km to HBF Park
1.4km to Hyde Park
1.5km to Perth CBD & Perth Station
1.5km to Yagan Square
1.9km to Astor Theatre
4.5km to Edith Cowan University

Rates & Dimensions:

Council Rates: \$1,777.65 pa
Water Rates: \$1,230.21 pa
Strata Admin: \$904.68 p/qtr
Strata Reserve: \$224.84 p/qtr
Internal Area: 61sqm
Total Area: 88sqm

MORE DETAILS

Property ID 3UTGFGJ
Property Type Apartment

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

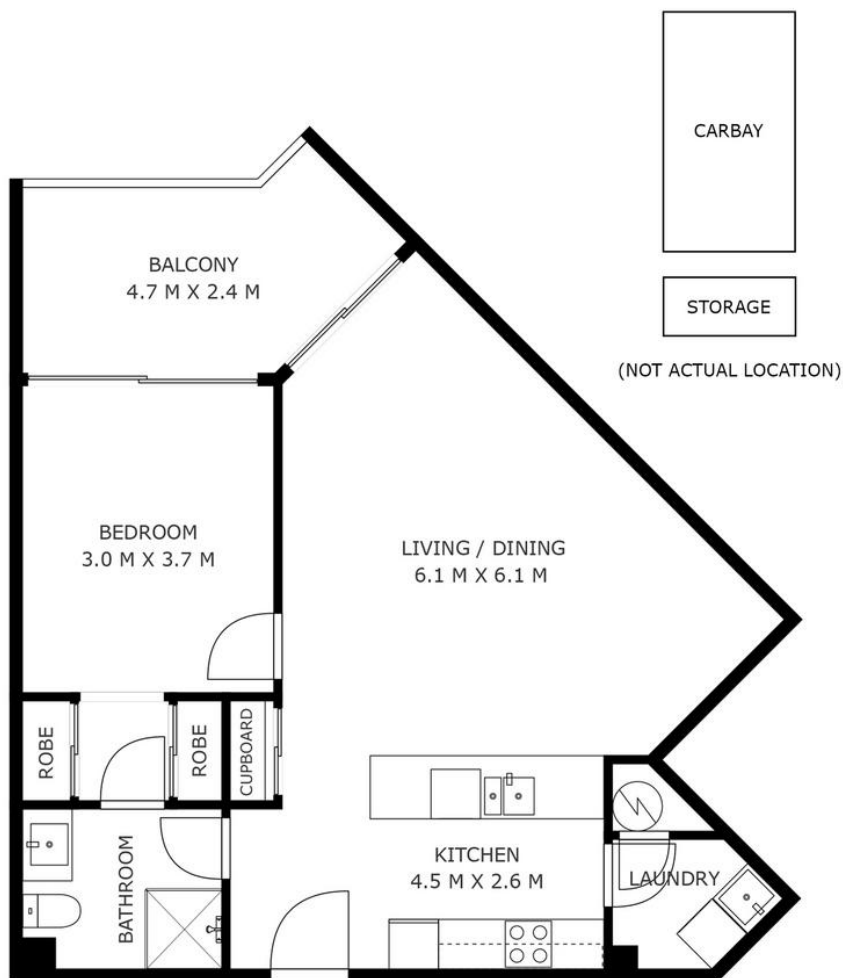
Sharon Smith 0405 814 948

Sales Executive â€” The Smith Team |
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LJ Hooker City Residential (08) 9325 0700

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Approximate Areas	
Internal Living Total	61m ²
Balcony	10m ²
Carbay	13m ²
Storage	4m ²
Total Lot Size	88m ²



40/177 Stirling 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.propertyexperience.ljhooker.com.au
www.perthrealestatemedia.com

