

76/369 Hay Street, Perth




## Elevated In Every Sense...

Set high above the city, this stylish apartment delivers easy inner-city living with a relaxed, contemporary feel. Light-filled and well laid out, the open-plan living and dining zone flows effortlessly to the balcony, creating the perfect spot to unwind, entertain or simply watch the city move below.

The kitchen is sleek and functional, offering ample storage and quality appliances, whilst large windows throughout enhance the sense of space, drawing in natural light and framing urban outlooks that remind you you're right in the heart of it all.

Both bedrooms are generously proportioned and thoughtfully designed with built-in wardrobes and a calm, private atmosphere. The ensuite bathroom is modern and well finished and provides the added luxury of privacy within the master suite. Whilst the main bathroom is well-appointed and conveniently complemented by a cleverly integrated laundry to keep everything neat and practical.

Secure, low-maintenance and superbly positioned, this apartment places cafés, restaurants, shopping, the river and transport right on your doorstep. You'll also love the secure undercover parking, the resident-only pool, gym and sauna. Whether you're chasing a vibrant city lifestyle, a smart investment or a lock-and-leave base, this is

2  2  1 

### FOR SALE

Please Call

### 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**

inner-city living done right.

Points of Interest (all distances are approximate):

200m to Hay Street Mall

200m to Mercedes College

500m to Wellington Square

1km to Elizabeth Quay & Elizabeth Quay Station

1km to Langley Park

1.5km to Trinity College

2km to Perth Train Station

Rates & Dimensions:

Council \$1,849.10 pa

Water \$1,297.94 pa

Strata Admin \$1,322.30 p/qtr

Strata Reserve \$137.50 p/qtr

Residence Area 77sqm

Total Area 116sqm

## MORE DETAILS

Property ID                    3VBMFGJ  
Property Type                Apartment

**Brendan Smith 0420 217 818**

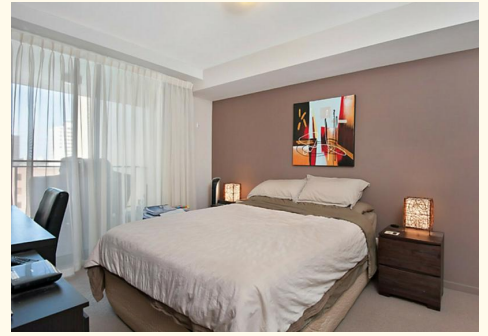
Sales Executive â€” The Smith Team |  
brendan.smith@ljhooker.com.au

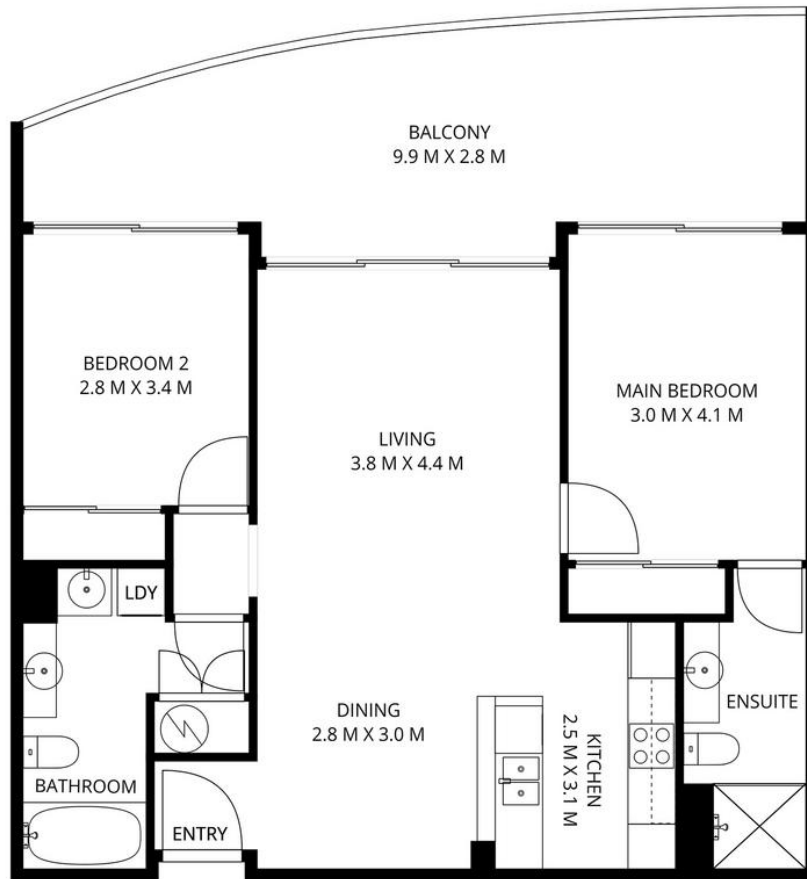
**Sharon Smith 0405 814 948**

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

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

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au

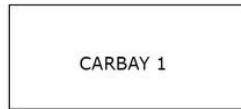




STOREROOM



CARBAY 1



(NOT ACTUAL LOCATION)

Approximate Areas

Internal Area	77m <sup>2</sup>
Balcony	23m <sup>2</sup>
Storeroom	3m <sup>2</sup>
Carbay	13m <sup>2</sup>
Total Lot Size	116m <sup>2</sup>



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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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[www.pertherealestatemedia.com](http://www.pertherealestatemedia.com)

