



## West Perth, 56/1178 Hay Street

West End Designer 2 x 1 Corner Alfresco Apartment |  
Blue Chip Location | 270 degree SE views

EOI 600k \* If you are a property connoisseur you will love this \* fully furnished package may be included

\* solid tenant \* home opens meet under entry foyer during period

Potential rent \$700 per week | Convenience location | Shops on site | Nearby Kings Park

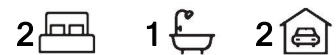
Approximately 134 total area | Approximately 116 total living | Approximately 51 terrace

Parking for two cars | Gymnasium and other facilities on site | Enclosable terrace alfresco

Brief //



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/NZDFF4](http://ljhooker.com.au/NZDFF4)

**Contact**  
**Edi Carver**  
0438 933 506  
[edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

**John Samykannu**  
0411 263 175  
[mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

**LJ Hooker Mirrabooka**  
(08) 9344 5577

Paradise is living nearby by Kings Park

Downsizers young couples investors this is an easy care 2 bed 1 bath boutique apartment that is well presented well located secure spacious and with strong rental returns  
Located in the popular West End hub with nothing to do here but move in and enjoy the high ceilings gorgeous open plan lay out with kitchen lounge and dining big bedrooms and an incredible alfresco entertaining terrace with dining and wall garden space for a BBQ plus room to entertain and enjoy with 270 degree south easterly views and an enclosable alfresco terrace for peace and quiet or open wide for fresh views light and ambience in this very walkable location to lots of excitement day and night

#### Features //

Executive lifestyle fully furnished and equipped apartment located in the heart of West Perth offering a large south-east facing wrap-around balcony complete with aluminium shutters table chairs BBQ and outdoor sitting area creating an extended living space including a Master bedroom with generous robe space queen sized bed and bedside tables a Second bedroom with sofa bed furnished as a study - Central bathroom with twin vanity - Fully equipped European laundry - Fully equipped Kitchen complete with fridge and dishwasher - Hobless surface wet areas with benches made of Silestone - Dining room with 6-seater table and chairs - Lounge room with contemporary furniture including TV and additional features include - Corporate furniture package and equipment - Very spacious balcony complete with shutters furniture and BBQ - Split system air conditioning in both bedrooms & the living area - Full white goods package including washing machine dryer fridge and dishwasher - Secure parking for 2 cars comprising one single bay and one car stacker bay directly above - Storeroom located on same level 3 as the apartment and extra Complex features include - Building Security - Intercom access - Bike rack storage in car park and a gymnasium

#### Property //

On one of the finest iconic streets in Western Australia improved by a fantastic designer corner apartment in the Eleven78 Complex providing security and comfort with great style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational facilities nearby  
2 bedrooms 1 bathroom 1 Study area this well cared for property has a master bedroom with an equally impressive Second bedroom good separation from the large separate living areas and study space with large floor to ceiling glass panels and doors everywhere allowing perfect natural lighting versatility  
The living areas receive WOW factor from the alfresco terrace which provides a tranquil spacious retreat with shutters that can block out all the wind noise and light of the world or open it up into infinity  
The undercover secure parking area has a large bike storage space and ensures that two cars will always be secure inside this private property with a potential car washing area

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting at the very doorstep of 1178 with the West mini Mart whilst offering everyday conveniences like Watertown for all your shopping needs and Joe's Bakery and Cafe for easy socialising and good coffee  
A convenient property in arguably one of the most functional locations Perth has to offer with very low costs perfect for downsizers young families minimalists and secure lock and leave investors



**LJ Hooker Mirrabooka**  
**(08) 9344 5577**

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Location //

- 600m to Perth CBD
  - 700m to City West Train Station
  - Free Red CAT bus at your door-step
  - 1.4km to Hay Street & Murray Street Malls
  - 550m to Kings Park, walking & cycle trails
  - Short stroll to an array of cafes and shops
  - 1.6km to Elizabeth Quay, Barrack Square & Swan River
  - 450m to Gordon Street Garage & Watertown Outlet Shopping
  - 900m to Perth Arena - Home to international performances & sport
- ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Built : 2011

Car Bays : 2 x 16 sqm

Store : ( approximately ) 2.3 sqm

Total : ( approximately ) 134 sqm

Living : ( approximately ) 116 sqm

Terrace : ( approximately ) 51 sqm

Shire Rates : ( approximately ) \$1965 p.a.

Water Rates : ( approximately ) \$1385 p.a.

Strata per quarter : Total \$983.66 Admin \$741.66 Reserve \$242.00

Office : 9344 5577

Edi : 0438 933 506

Email office : mirrabooka@ljh.com.au

Email direct : edward.carver@ljhooker.com.au

Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed  
If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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## More About this Property

Property ID	NZDFF4
Property Type	Apartment
House Size	134 m <sup>2</sup>
Including	Air Conditioning Toilets (1) Alarm Intercom Balcony Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Storage Room   Bike Room   Gym   Elevators   Car wash

area | 2 Car

### Edi Carver 0438 933 506

Senior Sales Executive | [edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

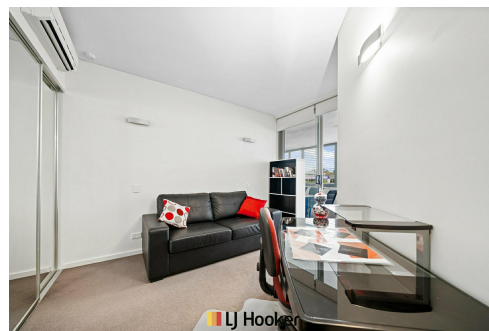
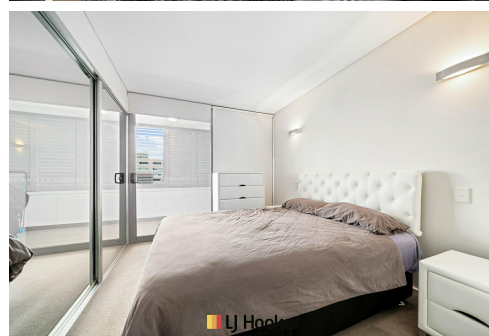
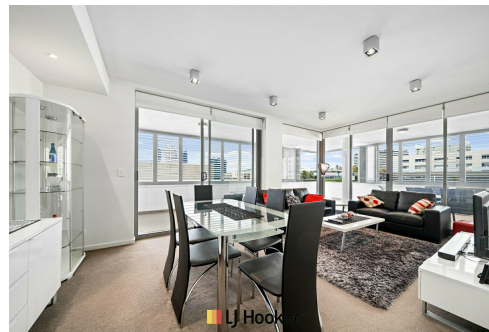
### John Samykannu 0411 263 175

Principal-Licensee / Sales Director | [mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

### LJ Hooker Mirrabooka (08) 9344 5577

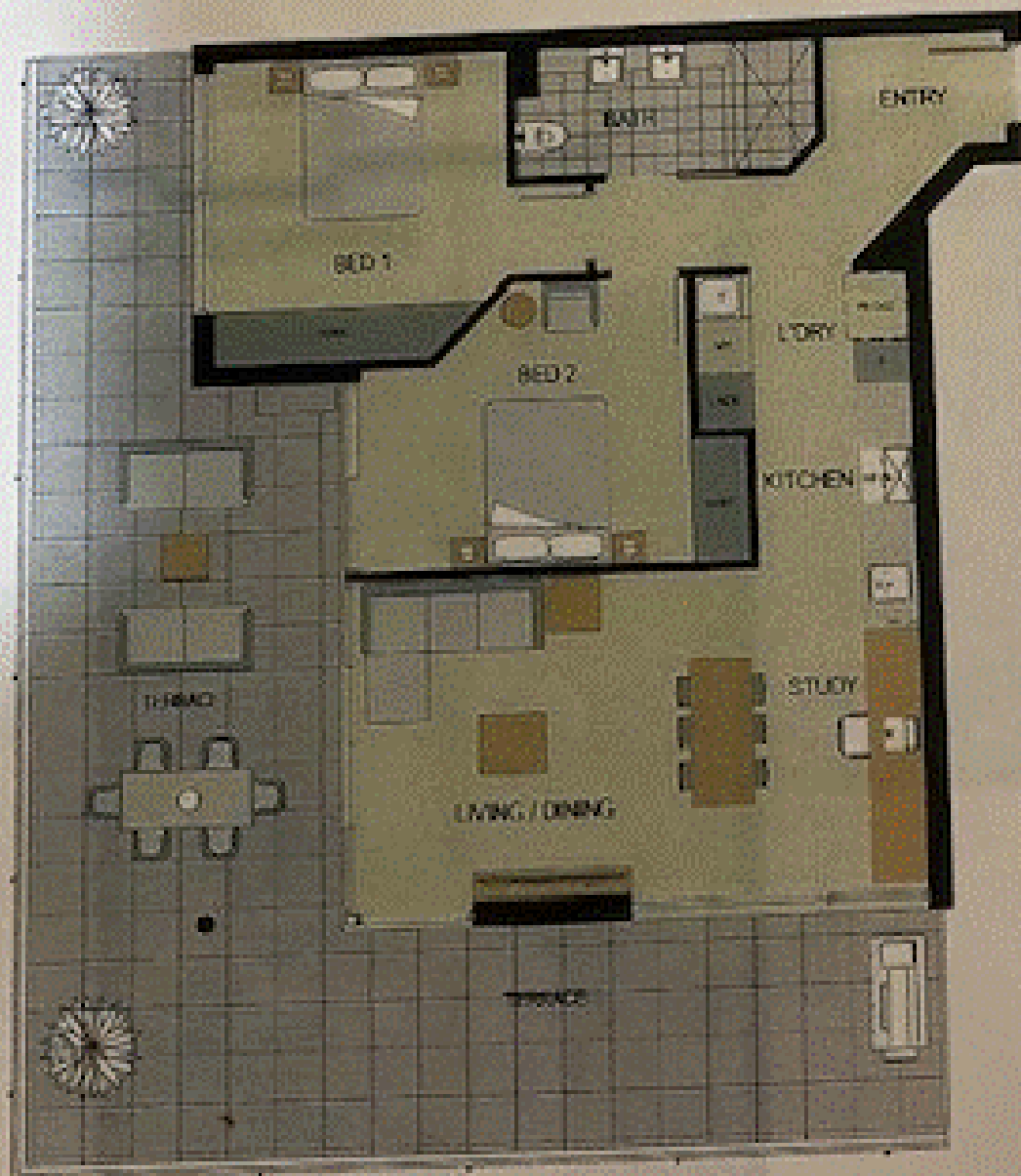
Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

[mirrabooka.ljhooker.com.au](mailto:mirrabooka.ljhooker.com.au) | [mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

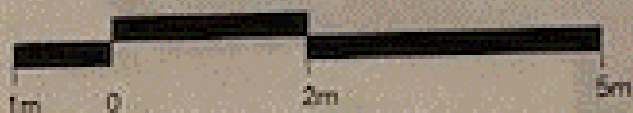


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TYPE G (G2 Reversed)



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PLANS ARE SUBJECT TO CHANGE DUE TO COUNCIL AND BUILDING REGULATIONS.