

6A/1303 Hay Street, West Perth

Urban Haven!

(The sellers reserve the right to accept any offers prior to the closing date)

Nestled on the sixth floor of the esteemed West One development, this two-bedroom, two-bathroom apartment offers a sophisticated urban retreat just moments from the vibrant heartbeat of West Perth. Capturing panoramic city views from its generous balcony, the home blends comfort and convenience with contemporary flair.

Light-filled, spacious living flows effortlessly into a sleek galley kitchen, complete with premium Miele appliances and stone benchtops. Generous ceiling heights amplify the sense of openness, emphasized by elegant floorboards, which grace the foyer and add warmth throughout.

Both bedrooms are well-sized and feature built-in robes, with the master suite offering privacy and direct access to a stylish ensuite. The second bathroom includes a European-style laundry nook, adding practical functionality.

Two secure, tandem parking spaces deliver ease and peace of mind, and during off-peak hours, the surrounding street parking is free - uncommonly resident-friendly for this central locale. Strata living

2 🏠 2 🚿 2 🚗

FOR SALE

Under Offer

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**

means resort-style amenity access: enjoy a sparkling pool, spa, sauna, gym, and an alfresco BBQ area, perfect for hosting or relaxed weekends.

Set against the leafy backdrop of Kings Park and within easy strolling distance of Subiaco's café and entertainment precinct, this location strikes a perfect balance. Daily needs and leisure pursuits alike are just a touch away, with excellent public transport, like the free CAT bus and fast access to the CBD's expanding precincts, including Elizabeth Quay and the Perth Stadium.

Points of Interest (all distances approximate):

400m to Perth Modern School
800m to Bob Hawke College
1km to City West Train Station
1.3kms to Kings Park
1.5kms to Subiaco Primary School
1.6km to Hay Street Mall

Rates & Dimensions:

Council Rates: \$2,213.35 pa
Water Rates: \$1,459.09 pa
Strata Admin: \$1,322.61 p/qtr
Strata Reserve: \$591.44 p/qtr
Special Levies \$298.50 p/qtr
Residential Area: 107sqm
Total Area: 160sqm

MORE DETAILS

Property ID 3TXQFGJ
Property Type Apartment

Brendan Smith 0420 217 818

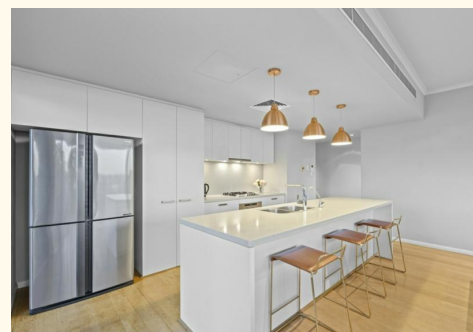
Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

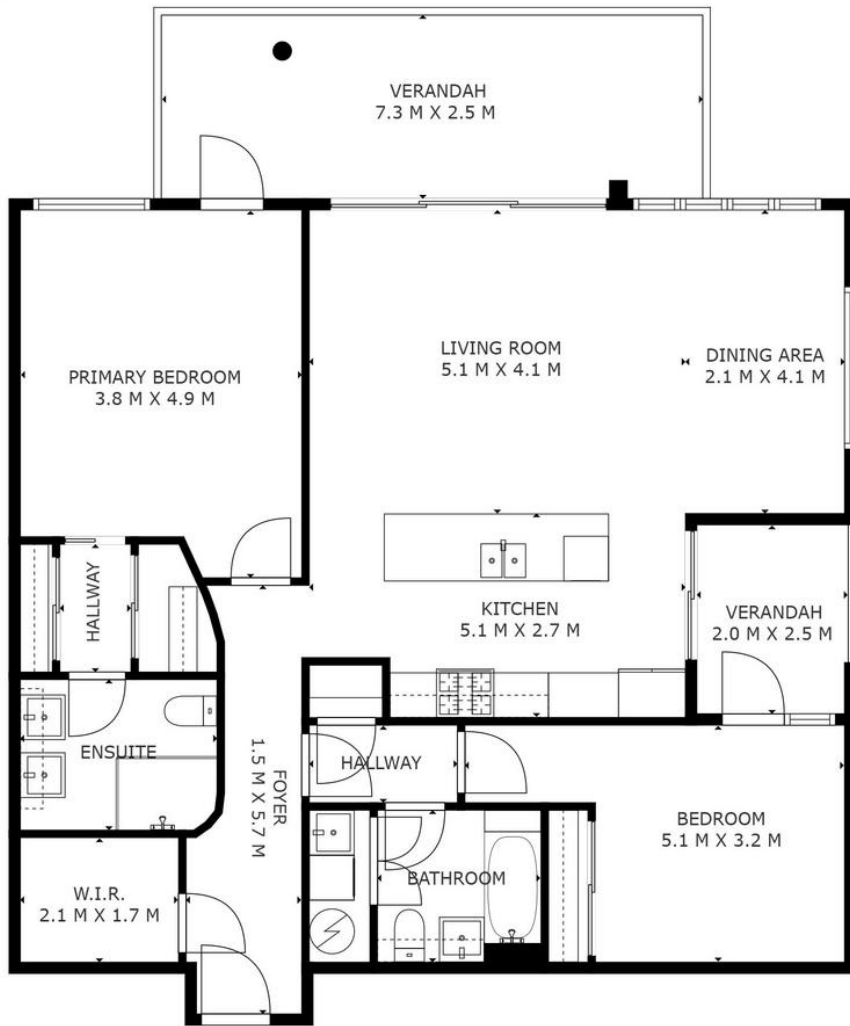
Sharon Smith 0405 814 948

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





<i>Approximate Areas</i>	
Internal Area	107m ²
Verandah	23m ²
Total Lot Size	160m ²



6a/1303 Hay St, West 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.cityresperth.ljhooker.com.au
www.perthrealestatemedia.com

