

**1/19 Wellington Street, East Perth, WA 6004**



**Sold Apartment**

Tuesday, 3 October 2023

1/19 Wellington Street, East Perth, WA 6004

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Apartment**



Edward Lim

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**\$530,000**

**\*\*First Open Home 11am Sat, 7/10/2023\*\*** Proudly Presented by Edward Lim Get ready for an extraordinary living experience that will redefine your expectations! Picture a property where you bid farewell to those pesky strata management fees. Yes, you read that correctly, **NO STRATA MANAGEMENT FEES!** Featuring ceilings that reach for the stars and a spacious 116sqm floor plan that offers room to breathe. Brace yourself for a peek at this beautifully upgraded 3-bedroom, 2-bathroom first-floor apartment complete with a secure car bay and a whopping 7sqm external storeroom. Meet 1/19 Wellington! With its soaring ceilings, gleaming polished timber floors, and the convenience of a 'work from home' office right at your doorstep, this is not just a property; it's a lifestyle opportunity that's hotter than the summer sun! Step inside this well-appointed and stylishly presented gem. The trendy open-plan living, dining, and kitchen area boasts air conditioning and designer light fixtures. It seamlessly extends to your private balcony, where you can sip your morning coffee amidst a leafy green oasis - you'll forget you're in the heart of the city. The kitchen offers a gas cooktop, abundant cupboard space, and a rolling bar that can move with your mood - perfect for a quiet breakfast or lively dinner with friends. Location wise, it's within a leisurely stroll of the Matagarup Bridge to Optus Stadium and Crown Burswood. Picture yourself surrounded by cosmopolitan Royal Street cafes, the tranquil Swan River, Perth CBD, and trendy Adelaide Terrace. Whether it's your morning coffee fix or a stylish weekend brunch, you'll be spoilt for choice. So, leave your car safely parked at home and indulge in the best that our vibrant inner city and Claisebrook Village have to offer. Now, let's talk about perks, we've got them in spades! Reverse-cycle air conditioning for year-round comfort, secure parking to keep your chariot safe, and NBN with FTTP connection for the best internet experience you can dream of! Stay connected to your virtual realm and stream your favourite shows without a hitch! As if that's not enough, this gem is part of a low density complex (only 3 apartments), offering you the tranquillity and privacy you've been yearning for! **The Property & Why We Adore It...** \* Built Year: 2001 with Build Up Area: 142m<sup>2</sup> (which includes Living: 93m<sup>2</sup>, Balcony: 1m<sup>2</sup>, 4m<sup>2</sup> & 23m<sup>2</sup>, Car Bay: 14m<sup>2</sup> & Storage: 7m<sup>2</sup>) \* An inviting living, kitchen, dining area that effortlessly spills out onto the terrace\* A gas cooktop, reverse cycle air conditioning & elegant polished timber floors in the common areas\* A rolling bar in the kitchen for your dining or cocktail needs\* Sun-soaked interiors, including the bedrooms and living area\* Built-in wardrobes in two bedrooms with the master bedroom boasting its ensuite bathroom & a private balcony\* A third bedroom that could easily double as a home office\* A well-appointed family bathroom with a bathtub, separate shower & a second toilet\* A linen/storage press & a European-style hallway laundry\* A storage hot-water system\* A secure car bay & an external storeroom that's more like a treasure trove of space\* Low maintenance & private | Spend less time worrying & more time enjoying the enchantment of life!\* Excellent rental return | Estimated rental \$780 - \$800/week - it's not just a home, it's an investment in pure happiness! Now, for the cherry on top - talk about prime location:\* Just 10m to the free CAT bus\* A mere 300m to the beautiful Wellington Square \* Only 500m to the picturesque Swan River\* A short 700m to Royal Perth Hospital\* Conveniently 800m to Graham Farmer Freeway\* A delightful 900m to Claisebrook Cove\* Swiftly 900 to Claisebrook Train Station\* And just 1.3km to Perth CBD\* If you're an OPTUS Stadium fan, it's a breezy 2.3km away...Outgoings: \* Council Rates: app. \$1,453.15 (FY 2023/2024)\* Water Rates: app. \$1,086.02 (FY 2022/2023)\* Common Insurance: app. \$1,200 per annum This property is not just a home; it's a lifestyle upgrade waiting to happen. Don't miss the opportunity to make it yours. Contact listing agent, Edward Lim today for a viewing and prepare to be wowed!\*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\*