

**10/2 Goderich Street, East Perth, WA 6004**



**Apartment For Sale**

Wednesday, 24 April 2024

10/2 Goderich Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



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## Offers From \$435,000

### END UNIT WITH ONLY 1 COMMON WALL SPACIOUS & MODERNISED INTERNAL W/ FLOORBOARDS

THROUGHOUT Poised on the quiet, leafy slope of Goderich Street is your calm sanctuary within the prestigious location that is East Perth. Located a short stroll away from the Queens Gardens, this apartment sits at the gateway to the best on offer within the CBD and the East End. With the WACA, Claisebrook Cove & the stunning Matagarup footbridge all being a short stroll away, your morning walks are soon to be much more picturesque! Providing generous spaces throughout, one step inside presents a South facing balcony with tree-top views, an intelligent floorplan accommodating a large kitchen, dining & living plus 2 bedrooms, and separate bath & toilet to the rear. Rental appraisal: - \$600-\$650 /w Furnished- \$550-\$600 /w Unfurnished

**Key Features Include:-** Level 1, South facing in the 1982 built "City Gardens" apartments- Modernised & updated, featuring near-new hybrid timber flooring & freshly painted- South facing balcony with tree-top outlook- Functional floorplan with large chefs kitchen & rear laundry- Fujitsu reverse-cycle air-conditioning to living & dining- Queen-sized main bedroom with spacious & well-designed BIR- Double-sized second bedroom to rear- Floor-to-ceiling linen cupboard adjacent to bathroom & separate toilet- End unit, only 1 common wall!- 74m<sup>2</sup> Internal, 8m<sup>2</sup> Balcony & 12m<sup>2</sup> Car Bay (both exclusive use)

Step outside and you are a short walk from the local shops, post office, restaurants, the Swan River & the CBD. With easy access to the best of Perth's many lifestyle attractions and enjoy the city's finest restaurants and sporting venues. From the Perth Concert Hall, Crown Resort & Casino, Queens Gardens, Kings Park, the WACA and Gloucester Park, plus so much more, all just minutes away!

**Outgoings (Approximate):** Council rates: \$1,450 p/a Water rates: \$1,045.16 p/a Strata Admin Levy: \$995 p/q Reserve Levy: \$750 p/q

**Disclaimer:** All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoings are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.