

**10/22 Nile Street, East Perth, WA 6004**

**Apartment For Sale**

Thursday, 29 February 2024

10/22 Nile Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Offers Above \$399,000

Welcome to your new home in the heart of East Perth, where resort-style living meets modern convenience. This exceptional ground-floor apartment offers open-planned living and meals area, you'll immediately notice the abundance of natural light and the welcoming atmosphere. The layout is ideal for hosting gatherings or simply relaxing with family and friends. With direct access to your own fenced courtyard, you'll find the perfect spot for alfresco dining, gardening, or simply enjoying the fresh air.

Features and Rates (Estimated):- Internal: 62 sqm- Strata: \$881 pq (Admin) + \$449pq (Reserve) | Council: \$1,473 pa | Water: \$1,114 pa- Ground Level - Master bedroom with built-in robes and en suite bathroom- Second bedroom with built-in robes and adjacent bathroom- Separate internal, European-style concealed laundry- Fenced courtyard perfect for entertaining and relaxation- East Orientation- Zoning: Residential (Strata)- Council: City of Perth- Total Strata Lots In Complex: 61- Facilities: Swimming Pool- School Catchments: Highgate Primary and Bob Hawke College- Closest Private Schools: Trinity Grammar and Mercedes College

Walking distance to fantastic amenities and attractions, including (Approximately):- 120m to Yellow Cat Bus Stop- 220m to Gloucester Park- 250m to Matagarup Footbridge- 350m to closest cafe- 800m to Optus Stadium- 1.6km to Hay Street Mall- 2.2km to Crown Casino Burswood- 3.6km to Elizabeth Quay

Contact Exclusive Selling Agent Brendon Habak on 0423 200 400 to arrange your inspection.

Disclaimer: Buyers are required to rely on their own research and complete due diligence prior to purchasing. All rates, sizes and distances are estimated and subject to change at all times without notice.