

**11/48 Wellington Street, East Perth, WA 6004**



**Sold Apartment**

Friday, 23 February 2024

11/48 Wellington Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

(The seller reserves the right to accept offers prior to the closing date) Nestled within the fantastic gated community of "Claisebrook Court," this stylishly-renovated 93sqm, 2 bedroom 1 bathroom apartment offers spacious living in sought-after East Perth, is situated just moments from the lively Royal Street shopping and dining precinct and a stone's throw from the revitalised Wellington Square parkland. Convenience meets comfort within this attractive abode, where you can enjoy the ease of low-maintenance living while being at the heart of all that the east end of town has to offer. Beyond an allocated single car bay and lock-up storeroom lies a welcoming open-plan living and dining area with split-system air-conditioning and a functional kitchen incorporated into its clever design – complete with tiled flooring, a breakfast bar, an appliance nook, sleek stone bench tops, quality tiled splashbacks and excellent electric range-hood, hotplate and oven appliances. A large covered balcony encourages protected outdoor entertaining with pleasant city views, off both the living space and a decent master bedroom – complete with built-in wardrobes. The adjacent bathroom features a bathtub with a showerhead and a powder vanity – opposite the separate toilet and a storage cupboard right next to it. The second bedroom has a built-in robe of its own. A separate fully-tiled laundry can be found off the kitchen and has its own storage options, for good measure. Stroll to complimentary public transport (the local CAT bus) from this serene and centrally-located spot, just moments away from the vibrant Claisebrook Cove Swan River waterfront precinct. Perched conveniently close to the new Perth Girls' School civic quarters, Gloucester Park, the WACA Ground, fitness centres, picturesque Queens Gardens, the iconic Matagarup Bridge and the renowned Optus Stadium at Burswood, this desirable locale offers access to an array of amenities. With neighbouring attractions such as Crown Towers and the adjoining casino, as well as the bustling cosmopolitan CBD, this delightful property checks all of the boxes for the ultimate urban lifestyle! Features include:- 2 bedrooms, 1 fully-tiled bathroom- Renovated interiors- Low-maintenance timber-look flooring- Open-plan living/dining & kitchen- Balcony entertaining with city views- Carpeted bedrooms with BIR's- Split-system air-conditioning - Separate laundry- Feature ceiling cornices- Feature skirting boards- White plantation window shutters- Single car bay- Storeroom- Leafy complex trees and gardens Points of Interest (all distance approximate):- Metres to the free CAT bus- 60m to the Wellington Square redevelopment- 250m to the Perth Girls' School precinct- 750m to the WACA Ground- 850m to Langley Park- 850m to Queens Gardens- 1.0km to Claisebrook Train Station- 1.0km to Gloucester Park entrance- 1.0km to the Swan River- 1.7km to Perth CBD- 1.8km to Optus Stadium- Highgate Primary School and Bob Hawke College catchment zone- Close to both Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$1,937.25 p.a.- Water Rates - \$1,303.92 p.a.- Strata Admin - \$891.00 p/qtr- Strata Reserve - \$165.00 p/qtr- Internal Area - 65sqm - Total Area - 93sqm (Please note, the property is currently rented on a fixed term lease at \$490.00 p/w until 29/07/2024)