

12/2A Goderich Street, East Perth, WA 6004



Apartment For Sale

Friday, 3 May 2024

12/2A Goderich Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 117 m2

Type: Apartment



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Opening Weekend - All Offers Presented!

Perfectly positioned like hidden gem at the tranquil cul-de-sac end of Goderich Street, this fabulous 117sqm, 2 bedroom 2 bathroom apartment reigns supreme within the prestigious "Aurora" complex and is situated mere steps from the enchanting Queens Gardens parklands and its harmonious blend of serenity and lush greenery. The residence's coveted location adds an extra layer of allure, offering both privacy and convenience in equal measure. Step on to the ground floor and embrace a lifestyle of luxury with an invigorating outdoor swimming pool, perfect for indulgent dips. Dive deeper into relaxation with communal barbecue facilities, complemented by a cosy sitting area under a stylish shade sail. The apartment itself is headlined by a delightful covered entertaining balcony with a pleasant tree-lined vista across to the famous WACA Ground light towers. It can be easily accessed from a carpeted open-plan living and dining area with split-system air-conditioning and contemporary light fittings. Incorporated into the airy hub of the floor plan is a connecting kitchen with gleaming Bamboo floorboards, sparkling stone bench tops, double sinks, wine racking, a double-door storage pantry and quality stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. A separate second balcony off the kitchen doubles alfresco options and allows you to let those cooling river breezes filter in from all angles. Both bedrooms are carpeted for comfort and comprise of mirrored built-in wardrobes - inclusive of a larger master suite with its own lovely leafy aspect to wake up to, as well as an adjoining ensuite bathroom that features a bathtub, showerhead, powder vanity, under-bench storage and more. The second bathroom has a shower, toilet, vanity and extra storage also, as well as playing host to a cleverly-concealed European-style laundry behind folding doors. This is low-maintenance living at its finest, where every detail contributes to an atmosphere of pure leisure. Plus, enjoy the added perks of a dedicated single car bay and a secure storeroom, for peace of mind. This sought-after east-end location allows you to uncover a treasure trove of public-transportation hubs, acclaimed eateries, iconic sights and the breathtaking Swan River - all handily perched within an effortless stroll. It's a dream lifestyle that is just waiting to be embraced, right in the heart of the vibrant pulse of the city! Features include:- 2 bedrooms, 2 bathroom, flow-through design- East facing orientation- Open-plan kitchen/dining/living area- Stone kitchen bench tops- Dishwasher- Mirrored built-in robes to both bedrooms- Private master-ensuite bathroom with a bathtub- Combined second bathroom-come-laundry (with over-head laundry storage)- Split-system air-conditioning in the living area- A/V intercom system- Skirting boards- Internal hot-water system (within the European-style laundry)- Complex pool and BBQ facilities- Secure single car bay- Storeroom- Off-road parking bays for your guests and visitors to utilise- Boutique complex of only 29 apartments- Completed in 2003 (approx.) Points of Interest (all distance approximate):- 100m to the nearest bus stop- 100m to Queens Gardens- 250m to the WACA Ground- 300m to Langley Park- 550m to the new Girls School Civic Precinct- 550m to the Wellington Square redevelopment- 600m to the Swan River- 1.2km to Claisebrook Train Station- 1.9km to Perth CBD- 4.1km to Optus Stadium- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$1,585.95 p.a.- Water Rates - \$1,208.63 p.a.- Strata Admin - \$1,369.50 p/qtr- Strata Reserve - \$412.50 p/qtr- Residence Area - 86sqm- Total Area - 117sqm