

# 12A/48 Wellington Street, East Perth, WA 6004

## Apartment For Sale

Thursday, 9 May 2024

12A/48 Wellington Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Josh Roberts  
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## Offers Above \$449,000

- RECENTLY RENOVATED AND UPGRADED- VACANT AND READY TO MOVE IN OR LEASE OUT- RENT POTENTIAL: APPROX. \$550-\$600 UFLocated in the ever-buzzing East Perth precinct, this 2-bedroom, 1-bathroom apartment presents an unmissable opportunity to get into Perth's property market, in an ultimate location, for an extremely affordable price!With the ability to make it your own, enjoy a light-filled, free flowing floor plan with the lounge and dining area opening onto the 10sqm balcony. The kitchen features a new double sink and plenty of storage space, as well as access to the separate laundry room. Both bedrooms include their own built-in robe and are closely located to the main bathroom with a shower bath, and brand-new sink and vanity. With the South facing balcony enjoying a green leafy outlook, it allows you to create your own sanctuary, a peaceful place to get away from the hustle and bustle of city life.Positioned only moments away from East Perth's Royal Street and Claisebrook Cove, residents are spoiled for choice with a vast variety of café's and restaurants to choose from. With the ability to walk along the picturesque Swan River, through the Victoria Gardens or easily to a football game at Optus Stadium, catch a free CAT bus to the CBD and access the best of the city and Northbridge, this location provides absolute convenience.You don't want to miss out on being a part of the vibrant East Perth lifestyle!Featuring:- 2 bedrooms- 1 bathroom incl shower bath and a separate toilet- 1 secure car bay- 2sqm storeroom located next to car bay- 62sqm Internal living area- 10sqm South facing balcony looking out over Wellington Street- Brand new Hot Water System- Fresh coat of paint throughout- Newley laid carpets- New light fittings and upgraded fixtures throughout- Level 1- Functional open plan living- Separate laundry room off the kitchen- Free Perth Cat Bus Stop on doorstep- Close to parklands- CBD is accessible in minutes- Walking distance to the Claisebrook Train Station, Optus Stadium, the WACA Ground and Gloucester Park- 200m to the revamped Wellington Square- 1.5km to Perth CBD -4.0km drive to Crown TowersApprox Outgoings:Strata Admin Levy: \$891.00 p/qStrata Reserve Levy: \$165.00 p/qWater Rates: \$1,240.788 p/aCouncil Rates: \$1,785.50 p/aFor more information or to book in an inspection, speak to Josh Roberts on 0403 879 855 or email at [jroberts@arenare.com.au](mailto:jroberts@arenare.com.au)