

**15/102 Goderich Street, East Perth, WA 6004**



**Apartment For Sale**

Friday, 17 May 2024

15/102 Goderich Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Brendan Smith  
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## Offers Above \$399,000

Benefitting from splendid city views whilst overlooking the lovely trees on the street at the very same time, this beautifully-presented 110sqm, 2 bedroom 1 bathroom apartment offers stylish simplicity and forms part of a secure gated complex in the sought-after east end of town. A carpeted open-plan living and dining area incorporates a tiled kitchen into its practical design - with the latter part of the layout also playing host to double sinks, tiled splash backs and contemporary range-hood, electric-cooktop and oven appliances. The laundry is separate and can be found off the kitchen, whilst there are two balconies that cater for outdoor entertaining - one of them accessible via the living room. Both bedrooms are identical in their proportions, have their own built-in wardrobes and are serviced by a large bathroom with a bathtub, showerhead, vanity and under-bench storage. Separate from the apartment, an allocated single under-cover car bay is complemented by a handy storeroom. Explore the charm of Langley Park and the scenic Swan River with ease, just a leisurely stroll away from your doorstep. Discover the vibrant transformation of the sprawling Wellington Square parkland and immerse yourself in the cultural hub of the new Perth Girls' School precinct. Indulge in the diverse culinary scene with cafes and restaurants nearby, close to convenient shopping options. Take in the natural beauty of Queens Gardens and the excitement of events at the WACA Ground and Gloucester Park. Experience the serene ambience of Claisebrook Cove and access to top-tier private schools. Benefit from hassle-free travel with free public transport, including the CAT bus at your doorstep. Explore iconic landmarks such as Elizabeth Quay, Crown Towers and the world-class Optus Stadium at Burswood, all within easy reach. With absolutely everything at your fingertips, your ideal lifestyle awaits right outside your front door. It's a location that is simply too good to ignore! Features include:- Secure gated complex- Two balconies- Open-plan living, dining and kitchen space- Split-system air-conditioning in the living area- Built-in double-door robes- Separate bathroom- Separate laundry- Separate toilet- Decent built-in linen storage- Feature ceiling cornices- Feature skirting boards- Venetian blinds- Single under-cover car bay- Storeroom- Ticketed street parking bays for your guests and visitors to utilise Points of Interest (all distance approximate):- 50m to the nearest bus stop- 350m to Wellington Square- 700m to Langley Park- 800m to the Swan River- 850m to Queens Gardens- 850m to the WACA Ground- 1.1km to the Girls School Civic Precinct- 1.1km to Claisebrook Train Station- 1.4km to Perth CBD- 2.0km to Optus Stadium- 3.0km to Crown Towers- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes College and Trinity College Rates & Dimensions:- Council Rates - \$1,604.90 p.a.- Water Rates - \$1,172.88 p.a.- Strata Admin - \$673.00 p/qtr- Strata Reserve - \$36.40 p/qtr- Residence Area - 83sqm- Total Area - 110sqm