

**18/45-47 Stuart Street, Perth, WA 6000**



**Sold House**

Tuesday, 20 February 2024

18/45-47 Stuart Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 235 m2**

**Type: House**



Claude Iaconi  
0865000200

**\$920,000**

**\*SOLD\*** with Claude Iaconi | Edison Property. Seller delighted! Get yours SOLD too! Discover luxury urban living in this sophisticated three-level townhouse, perfect for those who crave both space and designer comforts. Nestled in a boutique complex opposite Robertson Park, this residence offers the epitome of convenience, mere moments away from Northbridge's vibrant culinary and nightlife scene, cafes, shopping, public transport options, freeway access, and the CBD. Spanning an impressive 170sqm of internal living space across three levels, the ground floor unveils a seamless free-flow floor plan, ideal for executives, empty nesters, or families. The combined living/dining/kitchen area opens up to a lush and private 33sqm courtyard garden, providing an exquisite venue for superior entertainment. The sleek gourmet kitchen is equipped with a gas cooktop, stainless steel appliances, stone tops, ample storage, a dishwasher, and an abundance of natural light. Completing the ground floor is a powder room, a separate laundry, and direct access to a double lock-up garage, adding to the home's flexibility. The second level hosts two spacious bedrooms with built-in robes and balcony access, served by a contemporary bathroom and air conditioning for comfort. Ascend to the top floor, where an indulgent hotel-style ambiance awaits in the super-sized master bedroom. Featuring high vaulted ceilings, a balcony, walk-in robe, and an ensuite with floor-to-ceiling tiling and double vanities, this space exudes luxury. **ADDITIONAL FEATURES:-** 235sqm gross strata area / 170sqm internal living space- Built in 2008- Split system air conditioning / LED downlights- Bamboo flooring throughout, downstairs powder room- Secure and peaceful with intercom- Recently painted and well-maintained complex- Driveway access via security gates, your own double lock-up garage + storeroom- Additional Stuart Street parking permits available- Easy stroll to free CAT bus, walk to Perth train and bus stations, quick freeway access.- Catchment for Highgate PS and Mt Lawley SHS- Proximity to IGA, Woolworths Highgate, Beatty Park Leisure Centre, Hyde Park, Perth Central TAFE, China Town, and other amenities. **ANNUAL COSTS:-** Water rates: \$1689.85- Council rates: \$2551.15- Strata fees: \$1172.65 per quarter (all inclusive) Properties of this calibre are rare and highly sought after. If you desire a quality home in a lifestyle hotspot without the premium price tag, contact local expert Claude Iaconi today at 0412 427 877 for more information and to schedule your viewing. With the recent sale of unit 13, interest is sure to be strong and buyers are urged to act quickly.