

**2/121 Hill Street, East Perth, WA 6004**



**Apartment For Sale**

Thursday, 25 January 2024

2/121 Hill Street, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



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## Offers in the \$300,000's

- EAST FACING, HILL STREET GARDENS APARTMENT- SPACIOUS LAYOUT - OPTION TO PURCHASE FULLY FURNISHED & EQUIPPED - VACANT & READY TO MOVE IN OR LEASE OUT - BOUTIQUE COMPLEX OF ONLY 36 Located walking distance from Langley Park, Swan River, CBD, Claisebrooke, Elizabeth Quay, Optus Stadium, designer shopping and well positioned across from the soon to be redeveloped Wellington Square Park. An open-plan lounge and dining room flows to the covered balcony terrace creating the perfect entertaining apartment where you can enjoy the views of Wellington Square Park. A fully functional and bright kitchen provides ample bench and cupboard space. The separate bathroom with laundry further compliments this apartments practical design. The generosity continues to a spacious bedroom that comes with a built-in robe. Your undercover car bay provides your car with a secure place to rest. Leave the car parked safely and stroll up to Adelaide Terrace for lunch or a beer at the Grosvenor Hotel. Carlton Fresh Market, local news agency, pharmacy, post office, and free CAT bus complete the convenience. FEATURE INCLUDE:- 2009 built Hill Street Gardens Apartment - First Floor- East facing- 49sqm of internal living- 9sqm balcony overlooking Wellington Square - Secure undercover car bay- Separate 2sqm lock-up storeroom near car bay - Bright open-plan living- Spacious kitchen with bench space and quality appliances including dishwasher, oven & cooktop - Spacious bedroom with plenty of natural light & built-in robe storage - Neatly presented bathroom/laundry area - Reverse cycle air-conditioning- Boutique complex of 36 apartments - Option to purchase fully furnished and equipped OUTGOINGS Strata Levies: \$726.00 p/q (Admin) + \$122.40 p/q (Reserve) = \$848.40 p/q Council Rates: \$1,510.05 p/a Water Rates: \$1,208.67 p/a LOCATION:- Walking distance to countless bars, restaurants and shopping hubs throughout Perth and Northbridge- Approx. 450m to Fitzgerald Street bus stop- Approx. 450m to Royal Perth Hospital- Approx. 450m to Mercedes College- Approx. 1.0km walk to Claisebrook Cove- Approx. 1.6km to Elizabeth Quay- Approx. 1.7km to the CBD- Approx. 1.9km to RAC Arena DISCLAIMER: All distances are approximate and provided by google maps. All distances of the property to nearby amenities are estimates and buyers should rely on their own measurements.