

**22/259-269 Hay Street, East Perth, WA 6004**



**Apartment For Sale**

Friday, 3 November 2023

22/259-269 Hay Street, East Perth, WA 6004

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kim Liew

0499802898

## Offers Over \$349,000

Inspection by appointment - contact Kim Liew on 0499 802 898 to arrange your private viewing.

**ACCOMMODATION** Positioned in the heart of East Perth, this 2005-built luxury inner-city apartment is ideal for a first-home buyer, downsizer, regional buyer or investor. The Cosmopolitan apartment complex is fully secured and offers a gymnasium, a resident's lounge and common barbecue facilities along with a resort-style swimming pool. This one-bed-bath apartment is situated on the third floor of the complex, it is light filled with an open-plan kitchen and living area. The apartment has an amazing backdrop of the inner city and the private balcony overlooks the sparkling pool. The large bedroom has a full-length built-in robe, it has direct sliding door access to the balcony. The bedroom is serviced by a spacious ensuite bathroom that is combined with the laundry room.

**FEATURES AND BENEFITS**

- Neutral paint tone
- Stone benchtop and tiles splashback in the kitchen
- Ceramic cooktop and fan force oven
- Built-in robe in bedroom
- Combined bathroom and laundry
- Carpet in lounge and bedroom
- Reverse cycle air conditioning in open-plan living
- Secured storage facility in the basement
- Secured car bay
- Secured lobby entrance and lifts access with a key fob
- Resort facilities in the complex: - gym, pool, spa, sauna, BBQ Entertainment Area

**INVESTOR INFORMATION** This apartment is currently tenanted at \$430.00 per week until 11th January 2024.

**Council Rates:** \$1,484.60 FY22/23

**Water Rates:** \$1,154.16 FY22/23

**Strata Levy:** \$1,110.00 per quarter

**LOCATION** Centrally located in the heart of the city. The Cosmopolitan apartment is located in the vibrant cafés, restaurants and bars precinct in central Hay Street East Perth. With easy access to public transport links, this apartment is ideal for anyone looking for easy care, low maintenance and secure living. There are multiple bus stops outside the Cosmopolitan apartment complex with the free Red Cat bus stop a 55m stroll from the main entrance of the apartment. It is located approximately 1.3 km from Trinity College and 350M to Mercedes College.

**CONTACT** Represented by Kim Liew; to book your viewing, contact Kim directly, or text "22/259 Hay Street" to 0499 802 898 for your free digital brochure.