

**25/7-9 Bennett Street, East Perth, WA 6004**



**Sold Apartment**

Friday, 18 August 2023

25/7-9 Bennett Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



Terry Lu

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**\$415,000**

- WOW.... 7.8% GROSS RETURN!!- SPACIOUS 91SQM LIVING, BRIGHT & AIRY- AMAZING RIVER VIEW FROM BALCONY- LEASED @ \$600/W UNTIL FEB 2024, FURNISHED\*Detailed walkthrough video is available, contact agent to obtain a link to download Seize the opportunity for this great investment package or your future city pad to embrace the exclusive CBD lifestyle, a bright and airy 2 x 2 x 1 "Braxton" apartment on 5th level with a beautiful Swan River view from its balcony. Currently leased to a happy tenant who pays \$600/w until Feb 2024, this spacious 91sqm apartment with its functional layout is an easy walk to the CBD and Langley Park, is sure to appeal to all astute buyers. Featuring a spacious open plan living including a large kitchen with stone benchtops, the central living area receives abundant natural light making for a light and airy feel. Your generously sized bedrooms feature built-in robes with the master bedroom having access to a private ensuite complete with spa bath. Facilities include a resort style swimming pool, fully equipped gymnasium, sauna and resident's lounge.FEATURES:- On 5th floor, Braxton boutique complex - Two generous sized bedrooms- 91sqm open plan living with carpet throughout- Private 5sqm balcony with beautiful Swan River view- Secure Storeroom and Car Bay- East facing orientation- Large kitchen with stone bench tops- Cooktop, oven, dishwasher, fridge all included- Spacious bedrooms with built in robes- Master suite with spa bath and heat lamp- Reverse cycle Air conditioning in living area- Roof top facilities include: Pool, Spa, Sauna, Gym & residents lounge with pool tableSIZE & OUTGOINGS:- Internal 91sqm, Balcony 5sqm, Car Bay 14sqm, Storeroom 3sqm; Total Areas 113sqm- Council: \$1,889 p/a; Water: \$1,364 p/a; Strata Levies: \$1,151 p/q (Admin + Reserve)A short stroll to the CBD, the Swan River, Langley Park, the WACA, Royal Perth Hospital, several social hubs and with the convenience of free CAT buses constantly circulating, this meticulously maintained home couldn't be more ideally positioned.- 60m to the nearest bus stop- 180m to Langley Park- 200m to the Swan River- 650m to Wellington Square- 800m to Queens Gardens- 850m to the Girls School Civic Precinct- 1.0km to the WACA Ground- 1.4km to Claisebrook Train Station- 1.7km to Perth CBD- 2.2km to Optus Stadium- 3.1km to Crown Towers- Highgate Primary School and Bob Hawke College catchment areas- Close to both Mercedes College and Trinity CollegeContact Terry Lu on 0410 213 027 for more details or to make an offer today.DISCLAIMER:All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All rates/outgoings are approximate/estimates. All distances to amenities are estimations obtained from Google Maps.