

**29/70 Wittenoom Street, East Perth, WA 6004**



**Sold Apartment**

Saturday, 12 August 2023

29/70 Wittenoom Street, East Perth, WA 6004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Nestled just one street back from trendy cafes and restaurants on Royal Street is this stylish 134sqm, 2 bedroom 2 bathroom apartment that is perched within the stunning architecturally-designed - and eco-friendly - corner "Verde" complex, sitting virtually opposite the exciting Wellington Square parkland redevelopment. Spectacular inland views of Burswood's world-class Optus Stadium towards Perth's rolling hills await you from the comfort of your own private balcony, situated off both the open-plan living and dining area and the sublime master-bedroom suite. The alfresco-style balcony is largely covered for private outdoor entertaining, to the most amazing of backdrops. The master bedroom itself plays host to double balcony doors, a walk-in wardrobe and an immaculate fully-tiled ensuite bathroom with a custom bathtub, showerhead and twin "his and hers" floating vanities. The second bedroom also has a walk-in robe, as well as a light-filled ensuite-come-second bathroom with its own walk-in shower, toilet, vanity, mirrored built-in storage and more. Back within the hub of the layout lies a quality kitchen setting where sparkling stone bench tops, a breakfast bar, funky light fittings, double sinks, high-end tapware and glossy white cabinetry meet a gas cooktop, integrated Bosch oven and microwave appliances, an integrated dishwasher, an appliance nook and everything in between. The wildcard in the floorplan is a separate powder room - or third toilet - off the separate laundry. Do not miss the chance to take full advantage of a common resort-style lap swimming pool and spa outside, a terrific alfresco deck with its own built-in barbecue facilities, a fully-equipped gym for residents to utilise and secure parking - including your own single allocated car bay downstairs. Conveniently situated only a short stroll to the nearest free CAT bus for easy access around the city and within walking distance of the vibrant East Perth food, coffee and shopping precinct and lush recreation areas by our picturesque Swan River, this one is truly positioned at the heart of it all. Did somebody say 'location' three times?!

Features include:- Balcony that features more like an outdoor room- Low-maintenance timber-look flooring- Open-plan living/dining/kitchen area- WIR's to both bedrooms- Private ensuite bathrooms in both bedrooms- Balcony access from the master suite- Separate laundry- Powder room- Ducted air-conditioning- Down lights- Shadow-line ceiling cornices- Feature skirting boards- Single car bay- Secure access- 11-metre complex swimming pool - Adjacent spa, plus an outdoor shower- Gymnasium- Common outdoor-entertaining area with BBQ- Landscaped complex gardens- Eco-friendly building - Passive solar design with solar hot water

Points of Interest (all distance approximate):- Walk to several bus stops- 50m to Wellington Square redevelopment- 400m to the Swan River- 600m to the new Perth Girls' School precinct- 650m to Claisebrook Train Station- 750m to Victoria Gardens- 1.1km to Matagarup Bridge (for access to Optus Stadium)- 1.1km to the WACA Ground- 1.2km to Queens Gardens- 1.4km to Perth CBD- 1.7km to Optus Stadium- 1.7km to Trinity College- 2.2km to Langley Park- 2.7km to Crown Towers- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College

Rates & Dimensions:- Total Area 134sqm - Residence 94sqm - Balcony Area 20sqm - Store Room 5sqm - Council Rates \$1,971.15 pa- Water Rates \$1,446.60 pa- Strata Admin \$1,122.00 pq- Strata Reserve \$412.50 pq