

34/22 Nile Street, East Perth, WA 6004



Apartment For Sale

Thursday, 13 June 2024

34/22 Nile Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Brendan Smith
0893250700



Sharon Smith
0405814948

High \$400,000s

This neat and tidy 2 bedroom 2 bathroom apartment is ideal for those seeking something that is both secure and easy to enjoy, nestled within a beautifully-presented resort-style complex opposite iconic Gloucester Park. Desirably situated just metres away from gorgeous Victoria Gardens parklands and the spectacular Matagarup Bridge – the latter taking you on a mesmerising journey over the Swan River, past our world-class Optus Stadium and towards Burswood's popular Crown Towers and entertainment precinct, this stylish residence also sits footsteps from a common outdoor swimming pool and bubbling spa, whilst there are also barbecue facilities on-site, as well as a securely-gated carpark for good measure. Inside the apartment, an open-plan kitchen, dining and living area is nice and inviting, playing host to easy-care timber-look floors, a split-system air-conditioner for climate control, double sinks, tiled splashbacks and modern stainless-steel range-hood, gas-cooktop and oven appliances. Both bedrooms have matching floors, as well as built-in wardrobes - with the master suite also comprising of another split-system air-conditioner and its own sleek, white and private ensuite bathroom with a shower, toilet and powder vanity. Making the most of both the floor and wall space on offer is a cleverly-concealed European-style laundry. It sits opposite a light-filled main bathroom that also features a shower, toilet and vanity basin for washing up. Both bathrooms have extra under-bench storage cupboards as an added bonus. Off the living space, double French doors reveal a sublime covered “sunrise” balcony that overlooks the river and bridge - as well as the surrounding East Perth treetops, all the way across to Burswood and the rolling Perth hills. You will find the complimentary CAT bus, an array of cafes, shopping outlets and restaurants, the WACA Ground and countless other amenities all within arm's reach of your front door. “Convenient” is definitely the word! Features Include:- Quality-built complex with a pool, spa and BBQ facilities- Open-plan kitchen/dining/living area with a storage pantry- Range-hood, gas-cooktop and oven appliances for cooking- Large covered entertaining balcony with river views- Built-in robes to both bedrooms- Private master-ensuite bathroom- Separate second bathroom- European-style laundry- Split-system air-conditioning- Feature ceiling cornices- Classic-style light switches- Security screens- Gated carpark area – with allocated car bays- Ticketed street-parking bays for your guests and visitors to utilise Points of Interest (all distance approximate):- Free CAT bus at the end of the street- 20m to Gloucester Park- 100m to Victoria Gardens- 350m to Claisebrook Cove/Swan River- 500m to Perth Girls' School precinct- 650m to the WACA Ground- 800m to Optus Stadium- 1.2km to Wellington Square redevelopment- 1.3km to Claisebrook Train Station- 1.7km to Crown Towers- 2.0km to Perth CBD- Highgate Primary School and Bob Hawke College catchment zones- Close to both Mercedes College and Trinity College Rates & Dimensions: Council Rates: \$1,585.95 p.a. Water Rates: \$1,161.60 p.a. Strata Admin: \$920.92 p/qtr Strata Reserve: \$434.39 p/qtr Residence Area: 62sqm Total Area: 77sqm